

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 23, 1976, in the Council Chamber, Third Floor, City Hall, commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt
Kennedy, Marzari, Rankin,
Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

CONDOLENCE

The Mayor advised Council that Mr. M.M. Harrell, former Chief License Inspector and Business Tax Collector had recently passed away, and referred to his long outstanding service with the City, prior to his retirement in May, 1974.

MOVED by Ald. Marzari

THAT the Council express by letter to the family of the late Mr. Harrell, its deepest sympathy and condolence.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 6 students from the Queen Elizabeth School, Vancouver, under the direction of their teacher, Mrs. Herman.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney

SECONDED by Ald. Harcourt

THAT the Minutes of the Regular Council Meeting of November 9, 1976, with the exception of the 'In Camera' portion, be adopted, after amending the motion on Page 17, re the request for land by the Akali Singh Sikh Society, by adding the following:

"FURTHER THAT the sale of the land be based on \$100,000 per acre."

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird

SECONDED by Ald. Volrich

THAT the Minutes of the Special Council Meeting on Heritage Designations, of November 9, 1976, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt

THAT this Council resolve itself into Committee of the Whole,
Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

Demolition of 1325, 1335, 1345
West 15th Avenue.

Alderman Rankin expressed concern that an apartment building at the above-mentioned address is in the process of being demolished and there are at present some tenants still residing on the premises. With the permission of Council, Mr. Jensen, a tenant, confirmed the situation and it was

MOVED by Ald. Rankin

THAT the Building Inspector order the owners of 1325, 1335, 1345 West 15th Avenue, to cease and desist from demolishing this building immediately, until the present tenancies expire.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

1. Development Permit Application for
a Townhouse Development at
3296 S.E. Marine Drive.

Council, on November 9, 1976, deferred the matter of a Development Permit Application for a townhouse development at 3296 S E. Marine Drive, pending the hearing of a delegation from the Architect and Developer, Mr. N. Pelman.

Mr. Pelman, with the aid of slides and drawings, spoke in support of the development. A supporting brief was also filed with Council.

Mr. R. Youngberg, representing the Director of Planning, gave reasons why the Department considered the site not suitable for residential development and reference was made to the report of the Planning and Development Committee dated October 21, 1976, which was before Council for its consideration.

MOVED by Ald. Bird

THAT the Supervisor of Property and Insurance be instructed to negotiate the purchase or exchange of lots 7 and 8 of resub-division of 1-4 and 21-24 of A Block 10, D.L. 330 and 331 known as 3296 S.E. Marine Drive, to facilitate planning proposals for the rezoning, resubdivision and disposal of this property for institu-tional uses.

- (lost - tie vote)

(Ald. Boyce, Cowie, Kennedy, Marzari and the Mayor opposed)

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Development Permit Application
for a Townhouse Development at
3296 S.E. Marine Drive. (Cont'd)

MOVED by Ald. Cowie (in amendment)

THAT the words 'purchase or' be deleted from Alderman Bird's motion.

- LOST

(Ald. Bird, Boyce, Harcourt, Kennedy, Marzari, Rankin
Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bird was put and LOST - tie vote.

MOVED by Ald. Volrich

THAT the Director of Planning discuss with the developer, the possibility of the City entering into partnership with the developer, the implications being to construct non-family housing.

- CARRIED UNANIMOUSLY

2. Rezoning Application -
3124 Vine Street.

Council, on November 9, 1976, deferred consideration of a Manager's report dated November 5, 1976, regarding a rezoning application for 3124 Vine Street, to permit Mr. J. Horvath, the architect, to appear as a delegation.

Mr. Horvath addressed the Council this day, speaking in support of the proposed development, to which the Director of Planning was opposed.

MOVED by Ald. Volrich

THAT the rezoning application for 3124 Vine Street be not approved.

- CARRIED UNANIMOUSLY

3. Family Housing Proposal Calls -
Apartment Form.

The City Council, on November 9, 1976, deferred consideration of a Manager's report dated October 25, 1976, regarding Family Housing Proposal Calls - Apartment Form, to permit the Mayor an opportunity to report back as a result of his meeting with local representatives of C.M.H.C.

The Council noted a letter dated November 10, 1976, from the Minister of Housing, which referred to various housing projects.

MOVED by Ald. Cowie

THAT the following three proposed housing projects be not proceeded with:

1. 8645 Osler Street - a 12-unit apartment structure,
2. 1803-27 Adanac Street - a 35-unit apartment structure,
3. An apartment structure containing 35 units at the intersection of Triumph Street and South Templeton Street.

- CARRIED UNANIMOUSLY

Cont'd....

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UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Family Housing Proposal Calls -
Apartment Form. (Cont'd)

MOVED by Ald. Harcourt

THAT it be recommended to the incoming Council that it meet and discuss housing matters with C.M.H.C., G.V.R.D. and both levels of government, in an endeavour to solve the various housing problems as discussed this day.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Campbell Avenue Fish Dock

The Council noted the following letter, dated November 4, 1976 from the Chairman of the Vancouver City Planning Commission, concerning the Campbell Avenue Fish Dock:

" At its meeting on Wednesday, November 3, 1976, the attention of the Planning Commission was drawn to the fact that because of a traffic problem the National Harbours Board has apparently decided to bar the public from the Campbell Avenue fish dock. Members of the Commission expressed their concern at this negative approach.

The Commission recognizes that jurisdiction in this matter is outside the City's sphere, but feels that as the interests of many local inhabitants are involved, and as a fish wharf is a valuable civic asset, some action by the City would be both appropriate and desirable.

The Commission therefore respectfully requests that Council, through its contacts with senior government bodies, support the public demand to keep the fish wharf open for the sale of fish and to urge that access facilities be improved rather than removed. "

MOVED by Ald. Rankin

THAT the Mayor, on behalf of Council, write to the Vancouver Port Authority and the National Harbours Board requesting a meeting immediately to discuss keeping the fish wharf open for the sale of fish, and to urge that access facilities be improved.

- CARRIED UNANIMOUSLY

Retention of Addition at
3449 West 6th Avenue.

The Council noted a letter from Dallas, Kinney & Company, regarding an addition made to the house at 3449 West 6th Avenue. A Consent Form, signed by fifteen neighbours of Mr. Sam Psimoulis, the owner, stated that they do not object to the addition made to his home. With the permission of Council, Mr. Psimoulis addressed the Council and spoke briefly in support of his position. Council noted that an application had been made to the Board of Variance by Mr. Psimoulis requesting permission to retain the bedroom addition; however, the Board, at its meeting on June 16, 1976, disallowed the appeal

MOVED by Ald. Boyce

THAT City Officials be instructed to take no further action on this matter at this time.

- CARRIED

(Ald. Sweeney opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

Grant Request -
Kitsilano Boys' Band

Under date of November 8, 1976, the secretary of the Kitsilano Boys' Band submitted a letter advising that the Band plans to hold a concert at the Queen Elizabeth Theatre on January 23, 1977, in honour of the 85th birthday of Mr. Arthur Delamont, its leader. The organization is requesting a grant of \$1150 to cover the cost of renting the theatre.

MOVED by Ald. Bird

THAT a grant to the Kitsilano Boys' Band, equal to the rental of the Queen Elizabeth Theatre, for a concert on January 23, 1977, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Grant Request - Police Dept.
School Safety Patrols

The Chief Constable, in a letter dated November 4, 1976, advised that a benefit show has been arranged for School Patrol children, at the Queen Elizabeth Theatre, in February 1977, and requested that Council approve a grant to cover the rental.

MOVED by Ald. Marzari

THAT a grant equal to the rental of the Queen Elizabeth Theatre be approved to the Vancouver School Safety Patrols.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Day Care Facility -
Laurel Street Overpass Complex.

Council noted a letter, dated November 15, 1976, from the False Creek Child Care Society requesting that the organization appear as a delegation in regard to day care facilities in False Creek. A report on this matter is expected to be before Council on December 14, 1976.

MOVED by Ald. Rankin

THAT the delegation request from the False Creek Child Care Society be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)Red Door Rental Agency - Funding

Under date of November 16, 1976, the Minister of Human Resources submitted the following letter:

Thank you for your further letter of October 29th, regarding the Red Door Rental Agency.

Since receiving your last letter, I have reviewed all of the available reports and now, more than before, I am of the opinion that this should really be funded by the Ministry of Housing and the City, rather than by the Ministry of Human Resources. As a matter of fact, I am also of the opinion that there should be some charge for the service, especially when you consider that the majority of applications received by the agency for placements are from single people. I assume they are referred to the agency by hostels or similar facilities operating in the City. I gather that the majority of those accommodated are transients, and that many of them are suffering hardship because they arrive with little or no resources. The trend here is changing, and we certainly do find a diminishing number of single adults travelling across the Provinces to British Columbia, as an awareness has developed to indicate that some self-help is expected.

I am not convinced that the structuring of this Society has been done in an accountable manner. To suggest that only members of this Society can be employed by the Society, almost removes the non-profit status, as the employees stand to benefit directly from the workings of the Society, i.e., funds are given to the Society and they can negotiate their own salaries.

For the next fiscal year, the Vancouver Resources Board may consider this agency for funding from the per capita community grant monies allocated to them. For this fiscal year, however, there will be no change as obviously it is too late for the Resources Board to make any commitments from the current budget.

I am sorry that I cannot be more positive, but I have referred this material to the Minister of Housing for his information.

MOVED by Ald. Rankin

THAT the Mayor be requested to write to the Minister of Human Resources suggesting that if Council arranged for the Red Door Rental Agency to make appropriate changes, as referred to in the third paragraph of the Minister's letter, would the Minister then reconsider funding for this organization?

- CARRIED

(Alderman Kennedy opposed)

Rezoning N.W. Corner of
Harold Street and School Avenue.

Council noted a letter from Mrs. Winifred Caldwell, on behalf of a group of concerned homeowners, requesting permission for a delegation of homeowners in the Joyce Road and Kingsway area to appear before Council concerning the proposed 12-storey Senior Citizens Apartment Building to be constructed at School Avenue and Harold Street.

Cont'd....

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COMMUNICATIONS OR PETITIONS (Cont'd)

Rezoning N.W. Corner of Harold
Street and School Avenue (Cont'd)

It was noted that Council, at a Public Hearing on September 2, 1976, after hearing delegations, had approved the rezoning for this development.

MOVED by Ald. Bird

THAT, as delegations were heard at the Public Hearing, delegations be not heard again.

- CARRIED UNANIMOUSLY

Outstanding Reports re
Heritage Structures

Under date of November 18, 1976, the Vancouver Heritage Advisory Committee submitted the following letter concerning Outstanding Reports re Economic Alternatives for Preserving Heritage Structures:

" I wish to advise you that the Vancouver Heritage Advisory Committee, at its meeting on November 8, 1976, resolved that it advise Council that it regrets there has been a delay in the preparation of the staff reports requested by City Council at its meeting on November 18, 1975.

The Committee further resolved that it advise City Council that it is preparing its own report on incentives and compensation which it expects to present to Council in the near future.

Attached, for the information of Council, is an extract from the November 8, 1976 Heritage Advisory Committee meeting on the matter of outstanding reports.

A series of eight recommendations were approved by City Council on November 18, 1975 on the subject of economics of heritage designated structures; three of these recommendations calling for reports back to Council. These eight recommendations from the November 18, 1975 Council meeting are attached."

MOVED by Ald. Harcourt

THAT the reports requested by Council in adopting the Planning and Development Committee's report of November 8, 1976, be forwarded as soon as possible to the 1977 Council, on the understanding that these reports will be submitted first to the Vancouver Heritage Advisory Committee for comment;

FURTHER THAT the Director of Legal Services include, in the report requested under recommendation 'D', the legal definition of the statutory wording "adjoining".

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (Cont'd)

City Towing Contract - Tender

Letters were noted from the solicitors of Unitow Towing Services Ltd., and Busters Auto Towing Services Ltd., requesting to appear as delegations this day concerning tender submission for the City of Vancouver Towing Contract. A report on this matter is to be considered by Council later this day.

MOVED by Ald. Rankin

THAT the delegation request from Unitow Towing Services Ltd., and Busters Auto Towing Services Ltd., be granted.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORT

Report of Standing Committee
on Planning and Development
(November 4, 1976)

Social Facilities - Oppenheimer
Area and Property Acquisition -
616 E. Cordova Street.
(Clause 2)

At this point in the proceedings Council considered this clause and, after due consideration, it was

MOVED by Ald. Sweeney

THAT this clause be deferred until the next meeting of Council to give the Union Gospel Chapel and Ms. J. Abbey of the Dera Daycare Centre, an opportunity to appear as delegations on this subject.

- CARRIED

(Ald. Cowie, Kennedy, Marzari and Rankin opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

November 17, 1976 -
Civic Election Results

Council noted the following letter from the City Clerk, dated November 23, 1976:

I wish to inform you that, as a result of the Civic Elections held on Wednesday, November 17, 1976, the following were elected to the Offices shown for the years 1977-1978:

Mayor

Jack J. Volrich

Aldermen (10)

Harry Rankin
May Brown
Michael Harcourt
Darlene Marzari
Warnett Kennedy

George Puil
Marguerite Ford
Bernice Gerard
William Gibson
Donald Bellamy

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

November 17, 1976 -

Civic Election Results.(Cont'd)Regional Board Directors (5)

Harry Rankin
 Jack J. Volrich
 Warnett Kennedy
 Darlene Marzari
 May Brown

Park Commissioners (7)

George Wainborn
 Mary Fowler
 Robert T. DuMoulin
 Evelyn M. Atkinson

Russell G. Fraser
 Ian Bain
 Andy J. Livingstone

School Trustees (9)

Margaret G. Andrew
 Katherine E. Mirhady
 Norman Robinson
 Pamela F. Glass
 Betty-Anne Fenwick

David W. Pratt
 Nathan J. Divinsky
 William Brown
 Peter G. Westlake

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In respect of the 1977-1981 Capital Program, the results were as follows:

<u>Public Works & Firehalls</u>	-	The votes cast in the affirmative amounted to a majority of all the votes cast and therefore received the assent of the electors.
<u>Parks, Recreation Facilities and Libraries</u>	-)	The votes cast in the affirmative on each of these plebiscites did not amount to a majority of all the votes cast and therefore did not receive the assent of the electors.
<u>Housing Fund</u>	-)	
<u>Neighbourhood Improvement Program</u>	-)	
)	

MOVED by Ald. Harcourt

THAT Council express its sincere thanks to all those who worked on the recent Civic Election for their efforts in the public service.

- CARRIED UNANIMOUSLY

Condolence - Mr. Norman Roussie

Alderman Harcourt advised the Council that Mr. Norm Roussie, a member of the Engineering Department staff, had collapsed and died whilst dismantling the polling booths after the election.

MOVED by Ald. Harcourt

THAT Council express its deepest sympathy to the family of the late Mr. Norm. Roussie.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Names Inadvertently Omitted from the
1976 Resident and 1976 Owner List
of Electors

Pursuant to Section 73(2) of the Vancouver Charter, the City Clerk advised Council of the names with addresses inadvertently omitted from the List of Electors, as printed, but which names appeared on the Register of Electors and for which Voting Certificates were issued.

MOVED by Ald. Bird

THAT the above information from the City Clerk be received.

- CARRIED UNANIMOUSLY

Heritage Designations - Roedde House -
Alexandra Park Bandstand.

Under date of November 23, 1976, the Park Board submitted the following letter:

The following is an excerpt from the minutes of the last meeting of the Board held on Monday, November 22, 1976:

... "HERITAGE DESIGNATION - ROEDDE HOUSE -
ALEXANDRA PARK BANDSTAND

"Board members received copies of a letter from the City Clerk dated November 12, advising of the following resolutions passed by City Council on November 9, 1976:

... "That Roedde House at 1415 Barclay Street be designated an "A" category heritage building"

... "That Alexandra Park Bandstand on Beach Avenue at Burnaby Street be designated an "A" category heritage structure" ...

"It was noted that City Council made no mention of the Park Board's concerns regarding the economic implications of designating the old Roedde House as a category "A" heritage structure, as outlined in the Board's letter to City Council dated November 3, 1976 as follows:

... 'Board members discussed the economic implications of designating the old Roedde House as a Heritage structure noting that it might be advantageous during planning and development of Park Site 19 to resituate the house, and that extensive City funds will be needed to upgrade the building to prevent further deterioration and to maintain and operate the old house as a museum.' ...

"It was moved and seconded,

"RESOLVED: That the Board request City Council to instruct the Property and Insurance Office to investigate the use and the cost of upgrading and operating the old Roedde House in view of its category "A" heritage designation for City Council consideration.

- Carried." ...

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COMMUNICATIONS OR PETITIONS (Cont'd)

Heritage Designations - Roedde House -
Alexandra Park Bandstand. (Cont'd)

MOVED by Ald. Bird

THAT, as requested by the Board of Parks and Recreation, the Supervisor of Property and Insurance investigate and report to Council on the use and the cost of upgranding and operating the old Roedde House, in view of its Category 'A' heritage designation.

- CARRIED UNANIMOUSLY

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The Council recessed at 3.45 p.m., and following an 'In Camera' meeting in Committee Room #3, reconvened in the Council Chamber at 4.00 p.m. with the same members present with the exception of Alderman Boyce.

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CITY MANAGER'S AND OTHER REPORTS

At this point in the meeting, Council agreed to vary the agenda to consider the following Manager's report dated November 19, 1976, on Auto Towing Contract.

Auto Towing Contract

Earlier this day, Council had agreed to hear representations from the tenderers Busters Auto Towing Service Ltd., and Unitow Services Ltd.

Mr. Carl P. Vanderspek, Busters Auto Towing Service Ltd., outlined to Council the advantages to the City of awarding the contract to his firm. Busters has a large fleet of tow trucks and in Mr. Vanderspek's opinion, could therefore give faster service to the City thereby saving Police time. Mr. Vanderspek also referred to the tender requirement that a performance bond be provided and the fact that Unitow had not submitted this bond with its tender.

Mr. D.A. Biddle addressed Council on behalf of Unitow Services Ltd., and advised that Unitow is willing to submit to the City a certified cheque for \$100,000.00 guaranteed cashable until it is replaced by the required performance bond. Mr. Biddle also detailed his firm's operation for Council's information.

A representative of the Police Department advised that, in his opinion, either company could do the job satisfactorily.

MOVED by Ald. Marzari,

THAT Council accept Tender A submitted by Unitow Services Ltd. subject to the annual adjustment provision referred to in the Manager's report, being clarified, and a performance bond or security provided by Unitow, to the satisfaction of the Director of Legal Services and that payments by the City to Unitow under the contract be due 30 days after the mutually agreed upon date.

- CARRIED

(Aldermen Kennedy and Sweeney opposed)

A. MANAGER'S GENERAL REPORT
NOVEMBER 19, 1976

Works & Utility Matters
(November 19, 1976)

The Council considered this report which contains ten clauses identified as follows:

- Cl. 1: Closure of Portion of N/S of 57th Avenue, West of Fraser Street
- Cl. 2: Utility Relocation in Lane South of Nelson, between Bute and Thurlow - Nelson Park and School Site
- Cl. 3: Track Crossings at Burrard and Sixth, Broadway, 12th and 16th at Arbutus
- Cl. 4: Public Pedestrian Crossings over C.P. Rail Tracks on Knight and Elliott at Kent Avenue
- Cl. 5: Flow Meter Chamber at Chilco and Alberni
- Cl. 6: Heritage Building Plaques
- Cl. 7: B.C. Telephone Company Easement at Vanier Park
- Cl. 8: Street Work at S.W. Marine and Blenheim
- Cl. 9: Tender Awards
- Cl. 10: Street Lighting - 71st Avenue from Manitoba to a Point East (Item 35, Schedule 439)

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(November 19, 1976) (cont'd)

Clauses 1 to 7 inclusive

MOVED by Ald. Sweeney,
THAT the recommendations of the City Manager contained in
Clauses 1, 2, 3, 4, 5, 6 and 7 be approved.

- CARRIED UNANIMOUSLY

Street Work at S.W. Marine
and Blenheim (Clause 8)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED

(Alderman Marzari opposed)

Tender Awards
(Clause 9)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Street Lighting - 71st Avenue from
Manitoba to a Point East (Item 35,
Schedule 439) (Clause 10)

Council noted a request from Mr. Ullman to speak on this
matter.

MOVED by Ald. Harcourt,
THAT representations be heard from Mr. Ullman this day.

- CARRIED UNANIMOUSLY

Mr. Ullman addressed Council and requested that this project
be postponed until the lighting of this lane becomes an absolute
necessity.

MOVED by Ald. Harcourt,
THAT Council rescind the motion of the Special Council
(Court of Revision) of October 21, 1976, as it applies to under-
taking Item 35, Schedule 439 - Street Lighting on 71st Avenue from
Manitoba Street to a point approximately 415 feet east.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Social Service & Health Matters
(November 19, 1976)

Alternatives to Fluoridation
(Clause 1)

MOVED by Ald. Bird,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(November 19, 1976)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Kitsilano N.I.P. - Review of Concept Plan
- Cl. 2: Charles/Adanac - Approval of Funds for
Playground Design
- Cl. 3: R.R.A.P. Promotion and Administration

Kitsilano N.I.P. - Review of
Concept Plan (Clause 1)

MOVED by Ald. Bird,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

Clauses 2 and 3

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager contained in Clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(November 19, 1976)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Reorganization of the Property and Insurance
Division, Finance Department
- Cl. 2: Taylor Manor Fund
- Cl. 3: Police Information Systems Requirements
- Cl. 4: Consultant Services - Replacement of Stage
Floor - The Queen Elizabeth Theatre
- Cl. 5: Analysis of 1976 Property Tax Roll for
Single Family Residences
- Cl. 6: Request for Grant Equal to Property Taxes -
British Columbia Cancer Foundation

Clauses 1, 2 and 5

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager contained in Clauses 1, 2 and 5 be approved.

- CARRIED UNANIMOUSLY

Clause 3

MOVED by Ald. Volrich,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 4

MOVED by Ald. Volrich,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Alderman Sweeney opposed)

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(November 19, 1976) (cont'd)

Request for Grant Equal to Property
Taxes - B.C. Cancer Foundation
(Clause 6)

MOVED by Ald. Kennedy,
THAT a grant of \$25,482.00 equal to property taxes, be
approved to the B.C. Cancer Foundation.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Personnel Matters
(November 19, 1976)

Statutory Holidays - Christmas Day, Boxing
Day and New Year's Day and Closing of Civic
Offices on December 23, 1976 (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(November 19, 1976)

The Council considered this report which contains four
clauses identified as follows:

- Cl. 1: Demolition - 2089 Commissioner Street
- Cl. 2: Lease of Additional Space in Rink Area
in Britannia Community Services Centre
- Cl. 3: Lease of part of Coroner's Court Building
to Provincial Government - 240 East Cordova
- Cl. 4: Sale of Property - 3680 East 46th Avenue

Clauses 1, 2, 3 and 4

MOVED by Ald. Volrich,
THAT Clause 1 be received for information and the recommen-
dations of the City Manager contained in Clauses 2, 3 and 4 be
approved.

- CARRIED UNANIMOUSLY

B. Capital Budget -
Area 6, False Creek

MOVED by Ald. Kennedy,
THAT consideration of this report of the City Manager dated
October 29, 1976, be deferred to the 1977 Council for consideration.

- LOST

(Aldermen Cowie, Harcourt, Rankin, Volrich and the
Mayor opposed)

MOVED by Ald. Harcourt,
THAT recommendations A to E of the Development Consultant
contained in the City Manager's report dated October 29, 1976,
be approved.

- CARRIED

(Aldermen Bird, Kennedy and Sweeney opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Auto Towing Contract

For Council action on this report, see page 12.

D. Social Mix and By-law Variations -
Phase 1 - Area 6 - False Creek

MOVED by Ald. Rankin,

THAT the amendments proposed to the Area Development Plan No. 4815, including the additional definitions be received and the whole matter be forwarded for consideration at a Public Hearing.

- Carried

(Alderman Sweeney opposed)

MOVED by Ald. Kennedy,

THAT consideration of this report be deferred to the next meeting of Council.

- LOST

(Aldermen Cowie, Harcourt, Marzari, Rankin, Volrich
and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Rankin was put and CARRIED.

I. Report of Standing Committee
on Planning and Development,
November 4, 1976

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Shirtsleeve Session on Recreation and Leisure
- Cl. 2: Social Facilities in the Oppenheimer Area and
Acquisition of Property at 616 East Cordova

Shirtsleeve Session on Recreation
and Leisure (Clause 1)

MOVED by Ald. Kennedy,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Social Facilities in the Oppenheimer Area
and Acquisition of Property at 616 East
Cordova (Clause 2)

For Council action on this report, see page 8.

II. Report of Aldermen Rankin & Marzari,
Standing Committee on Community
Services, November 9, 1976

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Liquor Permit Application - 1277 Robson Street
- Cl. 2: Liquor Permit Application - 2223 Main Street
- Cl. 3: Liquor Permit Application - 938 Granville Street
- Cl. 4: Civic Grant Request - Boys' & Girls' Clubs of
Greater Vancouver

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Aldermen Rankin & Marzari,
Standing Committee on Community
Services, November 9, 1976 (cont'd)

Clauses 1, 2, 3 and 4

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in
Clauses 1, 2 and 3 and the resolutions of the Committee
contained in Clause 4 be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters
insofar as the Regional District Meeting for Wednesday,
November 24, 1976, is concerned.

MOVED by Ald. Volrich,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,

SECONDED by Ald. Sweeney,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (1505-1515 East Pender &
454 & 458 McLean Drive)

MOVED by Ald. Cowie,

SECONDED by Ald. Harcourt,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,

SECONDED by Ald. Harcourt,

THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Rankin was excused from voting on this
By-law)

Regular Council , November 23, 1976 18

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Joyce Street between Euclid
and East 41st Avenue - Building Line)

MOVED by Ald. Kennedy,
SECONDED by Ald. Bird,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Bird,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Cowie was excused from voting on this By-law)

3. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Gabriola Mansion)

MOVED by Ald. Volrich,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Cowie was excused from voting on this By-law)

MOTIONS

- A. Allocation of Land for Lane Purposes (4216 Skeena)

MOVED by Ald. Marzari,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 5 feet of Lot 4, Block 2, South West Quarter
of Section 51, Town of Hastings Suburban Lands,
Plan 1525
(4216 Skeena Street);

cont'd....

Regular Council, November 23, 1976 19

MOTIONS (cont'd)

Allocation of Land for Lane
Purposes (4216 Skeena) (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

- - - - -

At this point in the proceedings, Alderman Boyce returned to the meeting.

- - - - -

1. Change in Liquor Laws

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,

THAT WHEREAS there are strong indications that Attorney-General Garde Gardom will make a major announcement about liquor laws on November 1, allowing the sale of hard liquor in beer parlours;

AND WHEREAS beer parlour owners are gearing up for such a change in regulations by ordering automated liquor dispensing equipment;

AND WHEREAS beer parlour owners and operators have shown that they cannot cope with the problems of intoxication, even while restricted to the sale of beer, cider and wine;

AND WHEREAS, as a result of poor management by beer parlour owners and operators, the Vancouver Police Department spends over \$350,000 of taxpayers' money per year picking up over 15,000 intoxicated persons for their own protection;

AND WHEREAS Health Minister McClelland has spoken out on combating alcoholism by increasing detox services, and Education Minister Mc Geer has raised ICBC rates and the fine for drunken driving to \$2,000, to cut down on drunken driving, and Human Resources Minister Vander Zalm has expressed the concern of increased social service and welfare costs due in part to a high rate of alcoholism, and Attorney-General Garde Gardom has also expressed a need to cut down on alcoholism;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council strongly protest and oppose any change in regulation to allow the serving of hard liquor in beer parlours;

AND FURTHER THAT the Vancouver City Council request the Attorney-General to, instead, request his fellow ministers, to pass legislation requiring the sale and serving of low 2% alcohol tap beer in beer parlours, along with regular beer, as a means of cutting down on alcoholism and providing a reasonable alternative to patrons who use beer parlours on a regular or irregular basis as social centres.

(Amended)

Alderman Rankin requested and received permission to amend his motion by deleting the word "requiring" in the seventh paragraph and substituting the word "requesting".

The motion as amended and reading as follows was put and CARRIED:

cont'd....

MOTIONS (cont'd)Change in Liquor Laws
(cont'd)

"THAT WHEREAS there are strong indications that Attorney-General Garde Gardom will make a major announcement about liquor laws on November 1, allowing the sale of hard liquor in beer parlours;

AND WHEREAS beer parlour owners are gearing up for such a change in regulations by ordering automated liquor dispensing equipment;

AND WHEREAS beer parlour owners and operators have shown that they cannot cope with the problems of intoxication, even while restricted to the sale of beer, cider and wine;

AND WHEREAS, as a result of poor management by beer parlour owners and operators, the Vancouver Police Department spends over \$350,000 of taxpayers' money per year picking up over 15,000 intoxicated persons for their own protection;

AND WHEREAS Health Minister McClelland has spoken out on combating alcoholism by increasing detox services, and Education Minister McGeer has raised ICBC rates and the fine for drunken driving to \$2,000, to cut down on drunken driving, and Human Resources Minister Vander Zalm has expressed the concern of increased social service and welfare costs due in part to a high rate of alcoholism, and Attorney-General Garde Gardom has also expressed a need to cut down on alcoholism;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council strongly protest and oppose any change in regulation to allow the serving of hard liquor in beer parlours;

AND FURTHER THAT the Vancouver City Council request the Attorney-General to, instead, request his fellow ministers to pass legislation *requesting the sale and serving of low 2% alcohol tap beer in beer parlours, along with regular beer, as a means of cutting down on alcoholism and providing a reasonable alternative to patrons who use beer parlours on a regular or irregular basis as social centres."

(Aldermen Bird and Kennedy opposed)

(* Denotes amendment)

2. City Consultants - Tabulation

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,

THAT WHEREAS it is of importance to the City and to the professions that assignments originating in any department or agency under the political control, directly or indirectly of City Council, be equitably distributed;

AND WHEREAS it would be useful to an incoming Council to have before it a tabulation of all commissions for work or services in the fields of planning, engineering, architecture or suchlike consultancy services;

THEREFORE BE IT RESOLVED THAT a tabulation be prepared covering the years 1975-1976 and updated at 6-month intervals. Such tabulation to give the amounts of contracts and all fees paid thereon.

(Amended)

cont'd....

MOTIONS (cont'd)City Consultants - Tabulation
(cont'd)

Alderman Kennedy requested and received permission to amend his motion by adding the following after the word 'thereon' in the last paragraph:

"Further, the City Clerk to undertake the final tabulation."

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT WHEREAS it is of importance to the City and to the professions that assignments originating in any department or agency under the political control, directly or indirectly of City Council, be equitably distributed;

AND WHEREAS it would be useful to an incoming Council to have before it a tabulation of all commissions for work or services in the fields of planning, engineering, architecture or suchlike consultancy services;

THEREFORE BE IT RESOLVED THAT a tabulation be prepared covering the years 1975-1976 and updated at 6-month intervals. Such tabulation to give the amounts of contracts and all fees paid thereon. Further, the City Clerk to undertake the final tabulation."

(Underlining denotes amendment)

3. 4584 West 1st Avenue

MOVED by Ald. Cowie,
SECONDED by Ald. Volrich,

THAT WHEREAS the Vancouver City Council passed the following motion at its meeting on October 19, 1976:

"THAT the appropriate City officials be requested to issue to the owner of 4584 West 1st Avenue, a development permit and building permit that comply with the proposed roof-line modification illustrated on the sketch submitted by the owners on October 16, 1975, subject to appropriate plans being submitted."

AND WHEREAS the owner has indicated his unwillingness to comply with the conditions set out by Council in the above motion;

AND WHEREAS the owner will not reconstruct the roof-line to Council's wishes at his cost;

THEREFORE BE IT RESOLVED THAT Council rescind its above motion, allow the Board of Variance's permit refusal to stand and instruct the Director of Permits and Licenses to take legal action to ensure that the building is brought within the By-laws.

- LOST

(Aldermen Bird, Harcourt, Marzari, Rankin, Sweeney and the Mayor opposed)

When considering the foregoing motion, Council noted a communication dated November 16, 1976, from the Board of Variance requesting that Council instruct the Director of Legal Services to take the appropriate action to uphold its decision of April 23, 1975, with respect to this dwelling.

cont'd....

Regular Council, November 23, 1976 22

MOTIONS (cont'd)

4584 West 1st Avenue
(cont'd)

Also before Council was a memo from the Planning Department dated November 23, 1976, advising that a Development Permit Application was filed on November 4, 1976, by Mr. J. Baker on behalf of Dr. Pasparakis to alter the roof line of the dwelling. This application was filed subsequent to Council's resolution of October 19, 1976, and is presently being processed.

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Kennedy and seconded by Alderman Sweeney, was recognized by the Chair:

1. Prohibitory By-law re Body-Rub Parlours & Hard Core Pornography Shops

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,

THAT WHEREAS public opinion has apparently turned against body-rub parlours and hard core pornography shops;

AND WHEREAS Section 203 of the Vancouver Charter provides that where Council is authorized to regulate, license or tax persons carrying on any business, trade or profession or other occupation, it shall also have the power by law to prohibit, provided such By-law is passed by a unanimous vote of the Council members present;

THEREFORE BE IT RESOLVED THAT the Director of Legal Services prepare a prohibitory By-law with respect to the business of body-rub parlours and hard core pornography shops for submission to Council, together with any necessary amendments that may be required to existing By-laws.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt -
Manhattan Apartments

referred to the fact that Council did not approve the recommendation of the Heritage Advisory Committee that the Manhattan Apartments be designated a heritage structure. It had come to his attention that the owner of this building has requested the City to re-activate the previously applied for demolition permit.

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,

THAT City staff be instructed not to issue the demolition permit for the Manhattan Apartments until the Housing Committee has had an opportunity to consider, at its meeting on December 2, 1976, the situation with respect to the tenants of this building.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 5:45 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting
of November 23, 1976, adopted on November 30, 1976.

A. Phillips
MAYOR

J. H. Little
CITY CLERK

Manager's Report, November 19, 1976 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of North Side of 57th Avenue, West of Fraser Street - Adjacent to Lot 11 except the South 7 feet now Highway, Block 2, D.L. 657, Plan 2683

The City Engineer reports as follows:

"An application has been received to purchase the south 7 feet of Lot 11, Block 2, District Lot 657, Plan 2683, which is presently established as road. The applicant is proposing to construct a house on Lot 11 and wishes to consolidate the 7-foot strip of road with the abutting lot to create a larger site.

Upon a review of the Engineering Department's highway requirements, it has been determined that 57th Avenue, at this location, will remain 66 feet in width.

I RECOMMEND that the south 7 feet of Lot 11, Block 2, D.L. 657, Plan 2683, be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The closed portion of road to be consolidated with the balance of Lot 11.
- (b) The value of the 7-foot strip to be \$100 in accordance with the recommendation of the Supervisor of Property & Insurance and the present policy for the disposal of surplus widening strips abutting residential lands."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Utility Relocation in Lane South of Nelson Street, Between Bute and Thurlow Streets - Block 22, D.L. 185 - Nelson Park and School Site

The City Engineer reports as follows:

"On June 15, 1976, Council approved a report of the City Engineer to close portion of the lane south of Nelson Street east from Bute Street and to resubdivide the lane so closed with the abutting lands making an equal area exchange with the School Board in order to meet the future requirements for this block. The report included the following condition:

- (d) 'All costs to relocate existing utilities required for the school development to be borne by the School Board.'

The above provision is a standard condition applied to the closing and disposing of lanes. A more detailed review of the matter indicates that the only utilities requiring relocation are the B.C. Telephone and the B.C. Hydro above-ground installations. Under normal development of this block, the School Board would have acquired the southerly half of the closed portion of lane and consolidated the same with their property to the south. The B.C. Hydro overhead installations are located in this portion, and the School Board is prepared to pay for this relocation at an estimated cost of \$320.

On the remaining portion of the lane, which would not normally have been acquired by the School Board, the B.C. Telephone have advised, after further discussion, that they are prepared to advance the replacing of their telephone lines in this area. This will be for the full block and not just the school site, and B.C. Telephone will pay the majority of the cost for undergrounding their cables. The City's share of the relocation of these lines is estimated at \$1,980. In the circumstances it is considered appropriate that this cost should be borne by the City and funds are available for this purpose.

I RECOMMEND that:

- (a) condition (d) in the City Engineer's Report approved by Council on June 15, 1976, regarding the closure of the lane for the exchange of lands with the School Board in Nelson Park be rescinded.
- (b) the cost of \$320 for relocating the B.C. Hydro line in the southerly part of the closed lane be charged to the School Board.
- (c) the City's share of the cost of \$1,980 for undergrounding the B.C. Telephone lines be charged to Account 148/7971, 'Minor Property Acquisitions, etc.'."

The City Manager RECOMMENDS that the foregoing report be approved.

Manager's Report, November 19, 1976 (WORKS - 2)

3. Track Crossings at Burrard and Sixth, Broadway, 12th and 16th at Arbutus

The City Engineer reports as follows:

"Council, on June 15, 1976, approved the Kitsilano Apartment Area - Proposed Arterial Street Plan. This plan proposed improvements to Burrard Street, Broadway and 12th and 16th Avenues at Arbutus. These improvements necessitate the widening of track crossings over the Marpole Branch of the V. & L.I. Railway

The crossings on Broadway and 12th Avenue at Arbutus and Burrard Street, at 6th Avenue are to be widened, and the signal protection on Burrard relocated. Funds for this work, which is estimated to cost \$20,000, are available in the Broadway-Arbutus Appropriation, Account #148/7902.

At 12th and 16th Avenues, the Canadian Transport Commission has recommended that the signal protection be upgraded. The cost of this work is estimated to be \$13,200. The local representative of the CTC has indicated that 80% of this sum would be covered by the Railway Grade Crossing Fund which is administered by the CTC, 12½% (\$1,650) would be the City's share and 7½% would be paid by the railway. This upgrading would have been required even if there were not any road improvements scheduled, and therefore, this cost is not part of the arterial street plan construction budget.

The City must apply to the CTC for permission to do this work and to obtain contributions from the Railway Grade Crossing Fund.

I RECOMMEND that:

- (a) The Director of Legal Services be instructed to make application to the Canadian Transport Commission.
- (b) The City Engineer be authorized to sign requisite plans on behalf of the City.
- (c) The sum of \$20,000 be appropriated from Account 148/7902 for the improvements related to the arterial street plan.
- (d) The sum of \$1,650 be included in the 1977 Revenue Budget for upgrading crossing protection on 12th and 16th Avenue."

The City Manager RECOMMENDS that the foregoing report be approved.

4. Public Pedestrian Crossings Over C.P. Rail Tracks on Knight and Elliott Streets at Kent Avenue

The City Engineer reports as follows:

" At its meetings on May 28, 1974, and August 31, 1976, Council authorized the establishment of street end parks at the south foot of Elliott and Knight Streets. The parks are intended for pedestrians only and access must be obtained by crossing over the C.P. Rail tracks that parallel Kent Avenue at these locations.

In order to have the pedestrian crossings available to the public, the City must make application to the Canadian Transport Commission to have public pedestrian crossings at grade ordered for these locations.

It is estimated that this work which is payable by the City will cost \$500 at each location. Funds for the crossing at Elliott Street are available in Account #550/7901 and funds for the crossing on Knight Street are available in Account #148/7916.

I RECOMMEND that:

- (a) The Director of Legal Services be instructed to make application to the Canadian Transport Commission.
- (b) The City Engineer be authorized to sign requisite plans on behalf of the City.
- (c) The sum of \$500 be appropriated from Account 550/7901 for the crossing work on Elliott Street and \$500 be appropriated from Account 148/7916, 'Miscellaneous Projects Unappropriated,' for the crossing work on Knight Street."

The City Manager RECOMMENDS that the foregoing report be approved.

5. Flow Meter Chamber at Chilco and Alberni

The City Engineer reports as follows:

"It is proposed to construct a concrete chamber to house a flow meter that will monitor flow to the downtown area. The information obtained from the meter is necessary for design as well as for operation of the system.

I RECOMMEND that the aforementioned work be authorized and that \$11,000 be appropriated from the 1976 Water Works Capital Budget item 'Short Notice Projects,' Account #128/7906."

The City Manager RECOMMENDS that the foregoing report be approved.

6. Heritage Building Plaques

The City Engineer reports as follows:

"On October 5, 1976 City Council approved the sum of \$3,500 to purchase Heritage Building Plaques upon the recommendation from the Heritage Advisory Committee. The matter of mounting the plaques on designated heritage buildings was understood to be the responsibility of the City Engineering Department. The City Engineer advises that no funds were provided for the mounting of these plaques which he estimates at \$2,500.

The Director of Finance advises that funds are available in Contingency Reserve.

The City Engineer RECOMMENDS that funds be provided from Contingency Reserve in the amount of \$2,500 and that the City Engineer, in consultation with the Director of the Department of Permits and Licenses, undertake the work."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

7. B.C. Telephone Company Easement at Vanier Park

The Director of Legal Services submits the following report:

"The City leases Vanier Park from the Federal Government. In 1975 the City subleased Building No. 14 at Vanier Park to the Community Music School of Greater Vancouver. B.C. Telephone has now approached the Federal Government for an easement over the property to get to Building No. 14 with the telephone lines. The Federal Government has prepared a Right-of-Way Agreement in favour of the Telephone Company which requires the approval of the City and also includes a covenant on the part of the City to not interfere with or damage the telephone equipment. Also the Telephone Company is to indemnify the City for losses, etc.

It is recommended that the City consent to the telephone right-of-way, under the signature of the Director of Legal Services."

The City Manager RECOMMENDS the foregoing report of the Director of Legal Services be approved.

Manager's Report, November 19, 1976 (WORKS - 4)

8. Street Work at S.W. Marine and Blenheim

The City Engineer reports as follows:

"Preparatory to traffic signal installation approved for the intersection of S. W. Marine and Blenheim St., it will be necessary to realign and widen the pavement, replace existing curbs and sidewalks, and install a temporary screenings walk for transit users.

This work is estimated to cost \$17,000 and funds are available in Streets Capital Account 148/7929, 'Provision for Oct. '74 Court of Revision - Unappropriated'.

I RECOMMEND that \$17,000 for the streets work be appropriated from Account 148/7929 and the work be proceeded with."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

INFORMATION:

9. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

1, 2 & 3 Cu. Yd. Refuse Containers
 Portable Soil Shredder/Mixer
 Truck Mounted Front End Loader
 155 H.P. Bulldozer
 Tailgate Mounting Vibratory Roller
 Street Lighting Davit Steel Poles
 Street Lighting Steel Mast Arms
 Outdoor Floodlights
 De-icing Salt
 Tilt Cab Single Axle Trucks
 Supply of 12 ton 4-wheel Drive Mobile Crane
 Supply of only 4 Harley Davidson Motorcycles
 Supply Electric Service Truck
 Original Automotive Equipment Replacement Parts "

The City Manager submits the foregoing report of the Purchasing Agent for the INFORMATION of Council.

CONSIDERATION:

10. Street Lighting - 71st Avenue from Manitoba to a Point East
(Item 35, Schedule 439)

The Deputy City Engineer reports as follows:

"A Local Improvement project for Street Lighting on 71st Avenue from Manitoba Street to a point approximately 415 feet east was advanced 'on the Initiative' and came before a Court of Revision and Council on 21 October, 1976. The Collector of Taxes reported that no objections had been filed. No delegations spoke to this project. A letter objecting to this project had been circulated and was noted by Council. The project was then undertaken by Council.

After the meeting had adjourned, one of the owners spoke to the Chairman, expressing concern that the letter had not been discussed. The Chairman asked that the matter be reported to Council.

The Collector of Taxes' Notices were mailed to the Property Owners on 27 August. The Charter allows one month for filing notices of objection so the last day for filing was 27 September. The letter is dated 14 October and was received 15 October. Nevertheless, the signatures have been checked. There are three valid signatures of a total of five owners, which is sufficient to defeat. A fourth signature is not in acceptable form (copies of the letter are circulated).

Cont'd . . .

Manager's Report, November 19, 1976 (WORKS - 5)

Clause 10 Cont'd

If the letter had been filed in time as a notice of objection, the project would have been defeated.

The abutting property is all zoned for heavy industry and all of the developments are substantial industries. The street is 33 feet wide, running in about 415 feet from Manitoba to a lane. Lighting is desirable as on any such street for safety and as a crime deterrent but there is no special need. If it had been defeated we would not have recommended proceeding 'on Special Grounds'.

The estimated cost of the lighting would be about \$51 per year (each) to three of the objecting properties and about \$235 per year to the fourth.

This project was one of a number undertaken by a motion of Council. If Council does not now wish it to proceed it should rescind the 21 October 1976 motion as it applies to Item 35 of Schedule 439. (This would require the votes of at least two-thirds of the members present).

If Council wishes the lighting to proceed it should simply receive this report."

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 434-435

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Alternatives to Fluoridation

On September 28, 1976 the following Motion was passed by Council (the Notice of Motion was submitted on September 21, 1976):

"Fluoridation:
Distribution of Free Fluoride Tablets
 THAT WHEREAS all Members of City Council have apparently agreed on the value of fluoride when used to protect children's teeth;
 AND WHEREAS most Council Members, including proponents, are reluctant to impose fluoridation upon Vancouver's citizens;
 THEREFORE BE IT RESOLVED THAT a plan of distribution of free fluoride tablets through the mechanism of the City's Health Department, School Board and through practicing dentists and physicians be submitted by the Medical Health Officer for the consideration of Council. The plan should give estimates of costs, publicity and other related factors."

The Medical Health Officer reports as follows:

'The Motion of Alderman Kennedy (seconded by Alderman Sweeney) was circulated to Council, along with related material, and this is attached as Appendix A.

The statements of September 28 (Appendix A) were studied, at my request, by Dr. Malcolm Williamson, Faculty of Dentistry, University of British Columbia. Dr. Williamson is also a part-time clinical dentist for the Vancouver Health Department at East Unit. His report to me is attached as Appendix B.

A concerted effort was made to find a successful Free Fluoride Tablet program so that costs for Vancouver could be projected.

1. The Clifton, New Jersey Program

The program most frequently named by opponents to fluoridation as being successful is the one in Clifton, New Jersey. Further to Dr. Williamson's phone call to Dr. Abrams, New Jersey State Dental Director (see Appendix B), the following detailed information has now been received from Dr. Abrams:

"REPORT OF THE CLIFTON, NEW JERSEY, FLUORIDE TABLET PROGRAM"

<u>YEAR</u>	<u>TABLETS DISPENSED</u>	<u>PARTICIPATING</u>	
		<u>DENTISTS</u>	<u>PHYSICIANS</u>
1960	496,000	48	5
1961	536,000	46	3
1962	449,200	39	3
1963	--	-	-
1964	300,000	23	3
1965	320,000	29	3
1966	250,000	15	3
1967	180,000	17	2

<u>SCHOOL POPULATION</u>	
<u>PUBLIC SCHOOLS</u>	12,342
<u>PAROCHIAL SCHOOLS</u>	3,000
<u>PRE-SCHOOL CHILDREN</u>	5,640
<u>TOTAL</u>	<u>21,000</u> (Approximate)

<u>RECAPITULATION</u>	
21,000	children
21,000	fluoride tablets per day required for total prevention
7,665,000	fluoride tablets per year required
180,000	tablets actually dispensed
2.3%	percentage of tablets needed for total prevention
500	number of children involved
2.4%	percentage of children involved

*Data provided by Dr. P. Richard Wexler, Clifton "

MANAGER'S REPORT, November 19, 1976 (SOCIAL - 2)

Clause No. 1 Continued

'Comment: The Clifton "success" story is widely circulated in North American anti-fluoridation literature as proof that free fluoride tablets can succeed and that water fluoridation is therefore unnecessary. In 1967, only 2.4% of Clifton children were on the program and in 1976, Dr. Abrams reports that no tablets are actually being bought.

2. Alberta Free fluoride tablets have been available for many years. Apparently less than 1% of those eligible utilize the free tablets. The program is now restricted to those areas where fluoridation cannot be considered due to lack of a public water supply. In November, 1966 a more vigorous program was commenced in Calgary and 12,477 prescriptions (over 10% of the 0-14 population) were issued. By July 1967, two-thirds of these prescriptions had lapsed (i.e., they were not refilled).
3. Saskatchewan Free fluoride tablets were more vigorously promoted in Saskatchewan especially because such a large population were not on a public water system and never would have fluoridation. Due to lack of response, the Saskatchewan Department of Public Health announced a phase-out of its program in January, 1967.
4. British Columbia Dr. Williamson refers to six communities in British Columbia where the promotion of fluoride drops failed. The distribution of drops was not free in this situation.
5. Newark, New Jersey This city bought 100,000 tablets in 1956 and reportedly had 98,000 left in 1961. The estimated annual requirement for eligible Newark children was 25 million tablets per year. This program could not have been vigorously promoted.
6. Hawaii A program is described in the Hawaiian Medical Journal. This involved extensive publicity and resulted initially in 90% utilization. Four years later, 12% of parents were using the tablets. This is the most successful program I have been able to locate.

In addition to the above specific programs I have reviewed the Evans report and the recently published report of the Royal College of Physicians and Surgeons of London, "Fluoride, Teeth and Health".

Both of these reports extensively review all alternatives to fluoridation. Neither of them identifies an effective (in a public health sense) alternative, although both reports support the benefit of fluoride supplements to an individual. Neither report referred to a successful free fluoride tablet program that I could check out.

The Royal College report refers to an alternative program in Askov, Minnesota. The original journal article was not available at the Woodward Biomedical Library but is being ordered for more careful study. The Royal College report contains the following quote:

"The effect of utilising all approved dental health practices with the exception of fluoridation of the water supplies were studied over a ten year period in Askov, Minnesota. The study began in 1948, and, besides a sustained programme of dental health education for both children and parents, involved topical application of a fluoride solution to erupted teeth, and supervised toothbrushing twice a day in the classroom. In addition, free toothbrushes and toothpaste were provided for home use, efforts were made to control excessive intake of sweets, and dental services were available on request. The authors concluded that the ten-year Askov dental health study cost more than fifty times as much as fluoridation, and was less than half as effective as fluoridation had proved to be in comparable communities."

The above quotation from "Fluoride, Teeth and Health" gives as its reference, a 1959 article by Jordan, Snyder, Peterson and Johnson in North-West Dentistry 38(6) 445.

Clause No. 1 Continued

If Vancouver were to attempt to become the first population with a successful program, the following cost considerations would form part of the costs (i.e., the supply costs). Chewable fluoride tablets sell for \$1.52 to \$1.70 per 90 tablets (90 doses). Ordinary fluoride tablets sell for \$1.04 to \$1.16 per 100. Fluoride drops sell for \$1.09 to \$1.50 per 2 ounces (187 doses). Fluoride drops are therefore cheapest and would cost \$2.00 to \$3.00 retail per child per year (retail prices).

'The staff costs of distribution and costs of publicity are unknown owing to a lack of "model". It is possible that in practice, the fluoride costs could be negligible with the same very low acceptance rates experienced elsewhere.

I was unable to estimate the percentage of current use of fluoride supplements in Vancouver by highly motivated persons currently purchasing fluoride tablets or drops. Free provision of this material may save such persons \$2 to \$3 per year per child but may not increase the use of fluoride supplements. The key to usage is likely to be personal commitment rather than financial impediment.

If a high percentage of the parents of Vancouver's 80,000 children between birth and age 13 accepted fluoride supplements, two visits per year would be required by each parent to pick up supplies for a total of 160,000 bottles. The wholesale price would likely be less than the \$1.00 per bottle price but the ordering, stocking, and distribution of this volume would consume considerable staff time. If distribution were to take place through schools, dental offices and doctors' offices, delivery to such locations would be expensive (over 100 schools, and approximately 1500 professional offices).

If the physicians, dentists and teachers were to pick up supplies from health unit offices, an extremely high degree of motivation would be required.

CONCLUSION - a Free fluoride distribution program, if authorized, would be relatively cheap owing to non-utilization. It would therefore not contribute significantly to reducing dental decay in Vancouver. It is most likely to be used by persons already giving fluoride to their children and would therefore save such persons \$2 - \$3 per year per child.'

The City Manager submits the report of the Medical Health Officer for Council Information.

FOR COUNCIL ACTION SEE PAGE(S) 435

Manager's Report, November 19, 1976 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Kitsilano Neighbourhood Improvement Program:
Review of Concept Plan

The Director of Planning reports as follows:

"1. Background -

On November 12, 1974 City Council approved the Concept Plans for Kitsilano and Cedar Cottage. The purpose of the Concept Plans was to indicate, in general terms, how the Neighbourhood Improvement Program funds could best be used to improve the quality of living in each community.

The Concept Plan for Kitsilano, as adopted on November 12, 1974 identified four priority areas of concern, and a portion of the total amount of NIP funds was allocated to each category, as follows:

Housing	\$584,000
Child Care Centres	250,000
Community Centre Facilities	150,000
Parks and Open Space	123,000
Planning (8% of Total)	93,000

This Concept Plan was amended in a report adopted by City Council on March 25, 1975. This was once again amended in a report adopted by Council on April 27, 1976. The latest amended figures and categories are as follows:

Land: Social Housing	\$510,300
Social Facilities (daycare)	211,100
Recreational Facilities (community centres facilities and open space combined)	330,600
Planning and Administration	138,000
Relocation (of tenants displaced through this program)	10,000

A detailed comparison of the amounts allocated to each category after each stage of approval is given in Appendix A.

2. Implementation -

Implementation of various projects under each of these categories has been proceeding steadily. To date the following expenditures have been approved by City Council (details are included in Appendix B)

Housing	\$375,000
Social Facilities (daycare)	209,895
Recreational Facilities	305,013

In addition, the Kitsilano Citizens Committee has given approval in principle to projects which have a total estimated cost of \$35,000. Since this brings the program to the stage where the remaining NIP funds are getting quite low, it is felt to be appropriate to review the goals that have been achieved and the goals for future expenditures.

3. Objectives and Anticipated Expenditures -

A. Housing:

With NIP funds a housing site has been purchased on 2nd Avenue in the apartment area of Kitsilano. NIP funds have also been used to complete acquisition of a housing site on 5th Avenue on the old Arbutus-Burrard Connector route. The terms of the National Housing Act state that the land purchased with NIP funds must be used to house low-moderate income people. Further to this, the Kitsilano Citizens Planning Committee has recommended that additional priorities should include firstly family rental housing and secondly senior citizens rental housing or family co-op housing. Co-op housing previously was recommended as top priority, but loss of the Provincial Governments support for this type of housing has made it extremely difficult to build. A co-op is working on a proposal for the 2nd Avenue site, but it appears unlikely that a co-op could be found to develop the 5th Avenue site with the desired type of housing within a reasonable time period, so investigations into alternate ways of providing low-moderate

Cont'd

Clause #1 continued:

cost housing are being carried out. Funds in the Housing category are, to some degree, revolving. Much of the money spent on each site will be returned once the site is sold. There is not enough money left in this category to purchase a site large enough for effective development. It is therefore felt that this remaining money can be put to better use by reallocating it to a category where it is more needed.

B. Social Facilities (Daycare) -

In June, 1976, the Kitsilano Citizens Planning Committee sent a notice to all Child Care facilities operating within Kitsilano stating that, since the Day Care funds were getting so low, requests for funds would only be considered if made before July 7. Several requests came in before the deadline and those have been approved. Virtually all of the money in this category has been allocated and it is anticipated that no further funds are needed.

C. Recreational Facilities (Community Centre, community facilities and open space)-

Of the \$330,600 in this category, \$150,000 has been conditionally allocated to the Community Centre, and \$58,000 has been allocated to improving the schools in the area to make them suitable for community use after school hours. The money allocated to the Community Centre was intended to provide a base amount to which other amounts could be added. City Council and the Park Board agreed that the minimum amount of work that should be done was represented by Option F, prepared by the consultant, which cost a total \$525,000. The Park Board agreed to put in \$70,000, and the Community Centre Association offered another \$50,000. It was anticipated the remaining funds would come with the Provincial Recreation Grant. It has been learned that the Province will not be giving this grant this year. This project is still a very high priority and is included as a specific project in the Five-Year Plan.

The remainder of the funds in this category has been set aside to improve the parks and open space situation in Kitsilano. The original concept plan suggested that 3 mini-parks should be constructed on closed streets. It is now suggested that the school grounds at Hudson School and Tennyson School, if appropriately developed, could provide some of the needed open space. A recent recommendation to create a mini-park at 7th and Vine was turned down by City Council, so the Kitsilano Planning Committee is discussing alternate ways of providing this much needed open space. Preliminary estimates for the school ground improvements are quite a bit higher than originally anticipated. Therefore some funds will have to be re-allocated from other categories into this one to ensure there is enough to pay for these projects.

4. Conclusion -

The whole purpose of a NIP concept plan is to attempt to match up the community's perceptions of the top priority needs with the funds required to satisfy those needs. The priorities do not appear to have changed much in Kitsilano in the last two years, but because of external factors, the amounts of money needed to satisfy these needs keeps altering. At this time, in order to get maximum use of the limited funds remaining in the NIP budget, it is recommended that funds be allocated out of the Housing budget, where they are of limited use, to the Recreation Facilities budget, where the need is immediate.

It is therefore recommended that:

City Council approve, in principle, the reallocation of \$100,000 from the Housing category to the Recreational Facilities category.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Manager's Report, November 19, 1976 (BUILDING - 3)

2. Charles-Adanac: Approval of Funds for Playground Design

The Director of Planning reports as follows:

"On April 23, 1974, Council approved a concept plan for the Charles-Adanac Area which included:

- (a) the sale of 13 acres in the northwest corner of the neighbourhood to the Provincial Government for the development of co-operative housing; and
- (b) the designation of a park/playground and buffer along the 401 Freeway in the southwest corner of the neighbourhood. (See Appendix I, attached)

On July 30, 1975 the City conveyed the housing site to the Provincial Government.

On April 15, 1976, Council passed the following motion:

'That the Parks Board be requested to plan the development of the park space and prepare an estimate of development costs as soon as possible; design and development costs to be financed from the proceeds of the sale of property to the Provincial Government, to be reported to Council for approval.'

Since funds are now available from the land sale to the Provincial Government it is appropriate to commence design and development of the park/playground. The Parks Board has indicated that they are unable to deploy present staff to complete the park design. They have, however, provided an estimate of the cost to hire a consultant to undertake the design. This estimate is \$2500 (two thousand five hundred dollars) which would include the consultants meeting with City staff and at least three meetings with the community - one meeting for a 'design in' and two further meetings to discuss development concepts and a firm concept plan. The consultants would provide design drawings from which cost estimates and construction could be derived.

The final design concept and cost estimates prepared by the Parks Board would then be submitted to Council for approval to pursue further development of the park.

RECOMMENDATION

The Director of Planning recommends:

THAT funds in the amount of \$2500 (two thousand five hundred dollars) be appropriated for the Parks Board to retain a consultant to design the designated park/playground in the southwest corner of the Charles-Adanac neighbourhood; the source of these funds to be the proceeds from the sale, now completed, of property in Charles-Adanac to the Provincial Government."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. R.R.A.P. Promotion and Administration

The Director of Planning reports as follows:

"I PURPOSE OF REPORT

The purpose of this report is to recommend a response to recent Federal Government alterations to the funding arrangements for the Residential Rehabilitation Assistance Program (R.R.A.P.).

II BACKGROUND

The Federal Government initiated the Neighbourhood Improvement Program (N.I.P.) in 1974 on a cost-sharing basis with the provinces and municipalities. The Residential Rehabilitation Assistance Program (R.R.A.P.) was created at that time to compliment the N.I.P.

Cont'd . . .

Manager's Report, November 19, 1976 (BUILDING - 4)

Clause #3 continued:

The City of Vancouver responded by establishing N.I.P. programs in Cedar Cottage and Kitsilano in 1974, Downtown-Eastside and Mt. Pleasant in 1975, and Riley Park and Grandview-Woodland in 1976. The total commitment of Federal, Provincial and City of Vancouver funds is approximately \$10 million dollars.

In addition, the City of Vancouver has actively promoted the R.R.A.P. program, first through the Local Initiative Program and now through cost-sharing with the Federal Government. As of July 22, 1976, the extent of R.R.A.P. investment in Vancouver's housing stock was 2,244 units representing approximately \$6 million in committed or pending grants and loans.

- These programs have indicated that the Federal Government has been moving toward a concept of increasing the responsibilities of cities in the delivery and improvement of housing. With the 1976 N.I.P. programs (Riley Park and Grandview-Woodland), the Federal government has required that municipalities assume the administration of the R.R.A.P. program as a condition of approval of the N.I.P. programs. Also, the municipalities were offered the option of assuming R.R.A.P. Administration in the 1974 and 1975 N.I.P. areas.

To assist the municipalities in assuming this R.R.A.P. administration function, Central Mortgage and Housing Corporation held a B. C./Alberta R.R.A.P. Seminar in August. Representatives from the City of Vancouver Departments of City Planning, Permits and Licences and Finance attended.

In response to the requirement that the City assume R.R.A.P. administration, City Council on September 28, 1976, approved the hiring of seven staff, that is, a R.R.A.P. Administrator, four R.R.A.P. Advisors and two Clerk-Typists. The funds for the staff was to come from a payment of \$300 per application from Central Mortgage and Housing Corporation. On the basis of this payment and an anticipated volume of applications, the program was intended to be self-sustaining.

III ALTERATIONS OF FUNDING ARRANGEMENTS

In response to a letter dated October 1, 1976 (attached as Appendix I) from the City Planning Department requesting information on a number of rumors concerning the lack of funds for the R.R.A.P. program, Central Mortgage and Housing Corporation responded with two letters (attached as Appendices II and III) both dated October 12, 1976, which attempted to clarify the situation.

The meaning and implications of these two letters from C.M.H.C. can be summarized as follows:

- (1) Applications received as of October 8, 1976 will be processed within the 1976 and 1977 budgets, provided commitments can be made by March 1, 1977. What this means is that we have assisted in the build-up of expectations in the communities without being cautioned by the Federal Government that funds were to be cut back or limited.
- (2) The 1976 programs, Grandview-Woodland and Riley Park, must wait until the Implementation Stage before R.R.A.P. applications can be taken. This differs from the 1974 and 1975 programs in which applications were accepted at the Selection Stage.

For Grandview-Woodland, the earliest anticipated date for Concept Plan approval and the commencement of the Implementation Stage is April; for Riley Park, the earliest date is August. In both these areas, expectations of early R.R.A.P. initiation has been high; inquiries in Grandview-Woodland have been extremely heavy. City staff have been responding to these inquiries very positively on the understanding that the 1976 R.R.A.P. Program would proceed in a manner that was consistent with those of previous years.

- (3) A final implication of this action by the Federal Government is that the City will be promoting the R.R.A.P. program without a clear understanding of what the budget restraints of the program may be for 1977 and ensuing years. In fact, it is conceivable that the 1977 budget may only be sufficient to meet the backlog of applications taken in 1976.

Cont'd . . .

Manager's Report, November 19, 1976 (BUILDING - 5)

Clause #3 continued:

The concern is that the Federal Government continues to express the policy direction of increasing the responsibilities of cities in the delivery of housing, including residential rehabilitation, but at the same time makes very uncertain the amount and the availability of funds to carry out approved programs. There appears to be little appreciation of the difficult task of building and maintaining credibility for government programs at the local level.

IV RECOMMENDATION

The Director of Planning feels that there must be some assurance from the Federal Government that as we build people's expectations in receiving housing services such as R.R.A.P., that in fact such a service can be delivered.

The Director of Planning RECOMMENDS:

THAT City Council inform the Federal Government of our concerns re the alteration of funding arrangements for the R.R.A.P. program, and provide information to Federal Members of Parliament, who represent ridings with N.I.P. programs, requesting that they formally ask questions in the House to clarify present Federal housing funding policies."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 436

Manager's Report, November 19, 1976 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Reorganization of the Property and Insurance Division, Finance Department

The Director of Finance reports as follows:

"The Property & Insurance Office (a division of the Finance Department) in addition to performing the duties of acquiring properties for specific civic uses and projects, and in addition to selling surplus City lands, also handles the administration of leases and rental contracts; the collection of rentals on dwellings, commercial and industrial lands and buildings, and charges for ornamental street lighting, fire alarm boxes, crossings, encroachments, and areaways, together with taxes in many instances. It operates the special housing facilities such as Oppenheimer, Antoinette, Cordova Lodges and Continental Hotel, handles all the City's insurance requirements, (professional/non-professional employees, structures, furnishings, bridges, vehicles, marine, parks, museum artifacts, etc.), maintains the real estate records of the City's Capital Land Assets, performs the bookkeeping for the Federal/Provincial/N.I.P., etc., performs analyses of land economics, does appraisal work for Departments, Boards, Committees, and maintains the real estate records for the Property Endowment Fund Board. It manages approximately \$125,000,000. worth of City-owned lands not in civic use, and processes revenue in excess of \$10,000,000. annually from sales and rental accounts. Apart from the special housing, it operates, manages and maintains approximately 700 units of temporary housing accommodation with approximately 1,000 tenants.

The present staff totals 54 persons, plus 4 casual workers. This figure consists of 32 'inside' staff members working in the Property & Insurance Office itself, plus 22 permanent and 4 casual employees distributed amongst the Oppenheimer, Cordova and Antoinette Lodges and the Continental Hotel, but does not include some half-dozen caretakers employed by this office in some of the City's lodging houses and apartment buildings.

The workload in this Division has been growing steadily in quantity and complexity over the last four to five years.

Examples are:-

- (1) the planning, implementation, operation and management of the special housing facilities, (Cordova and Oppenheimer Lodges, etc.);
- (2) the more complex type of leases, (False Creek, the undersurface and aerial volumetric parcels, airspace, and water lots);
- (3) more stringent regulations governing the operation of dwelling units, (the Landlord and Tenant Act which requires the maintenance of additional records and completion of a variety of forms as well as direct involvement with the Rentalsman; the new By-laws concerning Fire, Standards of Maintenance, and Lodging Houses; restrictive demolition policy);
- (4) maintenance of additional records for the Federal and Provincial Governments for the five areas involved in the Neighbourhood Improvement Programs, the Strathcona Mortgage Loans, and the Britannia Project.

Cont'd . . .

Manager's Report, November 19, 1976 (FINANCE - 2)

Clause #1 continued:

The changes in workload and responsibility, together with the change in the general policy of the City which is now directed more to land management than acquisitions and sales, have made the existing Office structure obsolete in relation to current needs. It is the opinion of the Supervisor of Property and Insurance that it is not a matter of additional staff, but a matter of re-structuring the Office with redistribution of responsibilities to provide more efficient and appropriate support to the Supervisor and a stronger back-up system in his absence. The re-structuring should also provide better delineation of the functions of the Division, along with better down-the-line supervisory control. The re-structuring is set out below and proposes to replace the Deputy Supervisor position, the Property Negotiator III position and one Property Negotiator II position with three new positions at the Assistant Supervisory level. In addition, the Chief Property Clerk position will be retitled to Assistant Supervisor, Property Administration.

PRESENT MANAGEMENT STRUCTURE

Supervisor of Property & Insurance
Deputy Supervisor of Property & Insurance
Property Negotiator III
Chief Property Clerk

PROPOSED MANAGEMENT STRUCTURE

Supervisor of Properties
Assistant Supervisor - Revenue Properties
Assistant Supervisor - Property Negotiation
Assistant Supervisor - Property Endowment Fund Projects
Assistant Supervisor - Property Administration
(New Title)

Recurring Costs

Based on 1976 levels the increase in the Division's salary budget would be minimal and in 1977 would be less than \$800.00. Because of staff changeovers, any increase for the current year could be absorbed by the existing budget.

Nonrecurring Costs:-

Furniture and Equipment	\$ 1,000.00
Office Accommodation	<u>1,500.00</u>
Total Nonrecurring Costs	\$ 2,500.00

CHANGE OF DIVISION NAME

The name of the Division "Property and Insurance Office" is cumbersome and it is suggested that a more appropriate name would be 'Properties Division', with the Supervisor being known as the 'Supervisor of Properties'. This change of structure and the change of the Division name will necessitate a change in the Resolution on file in the Land Registry Office which authorizes the Supervisor of Property and Insurance and, in his absence, the Deputy Supervisor of Property and Insurance to sign Deeds, Agreements for Sale, and other conveyancing documents on behalf of the City of Vancouver. It is recommended that, for operating efficiency, two persons rather than one be authorized to sign such documents in the absence of the Supervisor.

Cont'd . . .

Clause #1 continued:

RECOMMENDATIONS

The following Recommendations are therefore made as a result of this report:-

- (a) the name of the Division be changed to 'Properties Division';
- (b) the Title of the Division Head be 'Supervisor of Properties';
- (c) the positions of Deputy Supervisor, Property Negotiator III and one Property Negotiator II be replaced by three new positions and one title change as follows:-
 - 1. Assistant Supervisor - Revenue Properties
 - 2. Assistant Supervisor - Property Negotiation
 - 3. Assistant Supervisor - P.E.F. Projects
 - 4. Assistant Supervisor - Property Administration
(Title change only)
- (d) The Director of Personnel Services report to the City Manager on the classifications of the new positions and existing positions affected by re-organization in the normal manner; the management positions to be reviewed in six months' time;
- (e) re-structuring be approved as shown in Appendix 'A';
- (f) the estimated cost of \$2,500.00 for non-recurring items be approved and provided from Contingency Reserve;
- (g) that the Supervisor of Properties be authorized to sign Deeds and Agreements for Sale and pertinent conveyancing documents on behalf of the City of Vancouver and that, in his absence, such documents be signed by the Assistant Supervisor - Property Negotiations or the Assistant Supervisor - Property Administration.

A copy of this report has been forwarded to the Business Manager of the Vancouver Municipal and Regional Employees' Union."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

2. Taylor Manor Fund

The Director of Finance reports as follows:

"The City of Vancouver for some years has maintained a fund for the provision of comforts to residents of Taylor Manor. The fund accumulated from various bequests and donations and the income from investments has been utilized to provide those comforts.

The Provincial Government assumed responsibility for the operation of Taylor Manor in January, 1974, but the fund remained in the custody of the City.

Your officials have discussed the situation with the Vancouver Resources Board and concluded that the fund should be maintained by the Board.

Cont'd . . .

Manager's Report, November 19, 1976 (FINANCE - 4)

Clause #2 continued:

I, therefore, RECOMMEND that subject to signing of an agreement to maintain the fund for the benefit of residents of Taylor Manor or any replacement facility the assets and control of the fund be handed over to the Vancouver Resources Board and the Director of Legal Services be authorized to sign the necessary agreement."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

3. Police Information Systems Requirements

The Chief Constable reports as follows:

"This present report summarizes the approaches taken over a period of some years in providing information systems to support police operations at a least cost to the City and, in this light, gives details of a proposed arrangement with the Attorney-General of the Province to enable some immediate informational system needs of the Vancouver Police Department to be met.

I BACKGROUND

Under the authority of a City Council resolution dated September 26, 1969, various studies have been made and proposals implemented to meet the continuing and changing needs of the Vancouver Police Department in terms of computerized information systems and related policies and procedures.

The approach taken by the Department has been that wherever resources have been available elsewhere they would be used in preference to designing a separate system, for these reasons:

1. That City funds are conserved wherever possible and repetitive design work is eliminated;
2. That by joining wider systems, generally a better and more comprehensive facility has become available.

A prime example of this action was the decision in 1970 not to proceed with a high-speed access system for wanted persons and property as authorized by Council, in favour of joining the Canadian Police Information Centre (CPIC) network at a subsequent date. The result has been, as has already been reported, a saving to the City of \$170,000 in development expenditures and \$68,000 annually in computer costs.

II Present Vancouver Situation

There is an immediate need to organize the vast amount of data collected by the Department during its regular operations, so that crime patterns and correlations can be established to strengthen the investigative process, and in an administrative financial sense eliminate duplication of files and reduce data redundancies. Presently, the Department uses eighty name index files to retrieve operational data from central files and, since maintenance of card indexes is clerically time-consuming and expensive, most files are not extensively indexed, thus limiting their usefulness, but not their necessity.

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Manager's Report, November 19, 1976 (FINANCE - 5)

Clause #3 continued:

As a result, the overall costs to the public of ineffective police information systems are high. The public perception of the police force is severely impaired when legitimate enquiries are not responded to promptly. Investigators going from office to office, or perhaps from agency to agency, waiting for needed information, are not being used to anyone's advantage. Many arrests could be made, and are not, simply because the cost of finding the necessary information is too high. Moreover, the tactical planning for crime control programs is severely hampered by our inability, through continued use of inefficient filing systems, to analyze crime trends and identify problems.

III Task Force Investigation

Extensive studies have been conducted within the Department to determine the basic requirements of a responsive and effective information system and, in this regard, the B.C. Police Commission was approached in May, 1974, to assist in these analyses.

The Commission arranged for detailed examination of the Department's concepts by the police systems specialists of the Justice Information Systems Division, Attorney-General's Department. This review has brought a wider perspective based on their knowledge and experience of similar systems and approaches throughout Canada and the United States. The result has been the production of a report dated May, 1976 entitled, "Police Index Enquiry System (PIES) Feasibility Report." The report recommendations are for an automated system to index police documents based on standards applicable to any sizeable urban community. Two copies of this report are on file in the City Clerk's Office.

IV The Attorney-General's Response

The PIES Report has received favourable response within The Attorney-General's Department. Following informal staff discussions, the Deputy Attorney-General wrote the Chief Constable on August 13 last offering to assist substantially with the implementation in Vancouver of the PIES report proposals. A copy of his letter is attached.

In summary, and subject to Council approval, the following arrangements are proposed:

- (a) A full-time joint design team consisting of members of the Vancouver Police Department and the Attorney-General's staff will be established. Salaries of members will be paid by each party. The project manager will be an Officer of the Vancouver Police Department;
- (b) The work of the team will be reviewed by the Design Review Committee chaired by a project Director who will be a senior Officer of the Vancouver Police Department. The Committee will include representatives of the B.C. Police Community, the Attorney-General's Department and the City's Manager of Computer Services;
- (c) The design is for an independent computer system rather than part of the City's central computing facility;
- (d) When detailed design has been approved by the Committee, bids will be called for the development of the system. The Attorney-General's Department will pay for the cost of development;

Cont'd . . .

Manager's Report, November 19, 1976 (FINANCE - 6)

Clause #3 continued:

- (e) When the computer design has been tested and accepted by both parties, the Vancouver Police Department is expected to use the system. The necessary computer programs and documentation for this purpose will be supplied the Department free of charge. The City will assume the system operating costs (equipment and personnel) after acceptance;
- (f) A post-acceptance evaluation of the system will be conducted by members of the Attorney-General's staff.

V Costs

The project is expected to require approximately 21 man/months of effort by members of the Vancouver Police Department assigned to the project. Excluding the time of those members, the costs to the City are as follows:

(a) One-time

- 1. Building alterations, furniture and computer installation expenses \$20,000
- 2. Miscellaneous travel, stationery, etc. 1,500

(b) Annual Recurring:

- 1. Computer equipment (5-year lease costs have been used so that the City may maintain flexibility in deciding financing and ownership considerations). \$48,000
- 2. Program maintenance (it is anticipated that one additional Computer Programmer II position will be required to maintain the PIES computer programs in full operational status, after acceptance). \$19,000

(c) Future Staffing Implications:

The PIES report indicates that staff requirements for the functions to be automated will be the same as present. The anticipated consequence of the installation of the proposed system will be to modify the duties of a number of civilian employees, and questions relating to reclassifications thereto, will be dealt with under the appropriate collective agreements and the City's personnel regulations.

VI Benefits

The benefits which the Department will obtain fall into three classes:

(a) Improved Police Performance

- 1. A substantial reduction in police time spent in waiting or searching for information which presently is laboriously filed in unrelated manual files.

Additionally, there is the large amount of effort devoted to maintaining subsidiary files in individual offices. Over 300 such files have been identified.

Cont'd . . .

Clause #3 continued:

2. Better delivery of police services by having all related data available thereby completing investigations in less time.

(b) Improved Administrative Performance

1. Considerable increases in system effectiveness will result from improved and standardized procedures, re-designed workflows, and elimination of repetitive clerical tasks.
2. The timeliness and availability of information will be improved greatly by having an automated central repository.

(c) Cost Savings

1. System development - the Province's costs are estimated at \$150,000 in the period from project initiation to the time of City acceptance.
2. Operating - a minimum annual saving of \$17,000 in staff time is anticipated after adjustment for program maintenance costs. A detailed cost/benefit breakdown is provided in the Police Index Enquiry System Feasibility Report.

VII Recommendations

- A. That the Chief Constable be authorized to accept the offer of the Deputy Attorney-General and proceed with the proposal as outlined in his letter dated August 13, 1976, subject to the resolution of necessary protective conditions for the Vancouver Police Department, as contained in the Project Initiation Request to the Attorney-General's Department and approved by the Chief Constable.
- B. That subject to satisfactory tests, in the opinion of the Design Review Committee, of the system design and selected equipment, the City be authorized on the advice of the Director of Finance and the Manager of Computer Services, subject to approval of the Director of Legal Services, to enter into a lease arrangement for the acquisition of the necessary computer equipment and peripheral devices.
- C. That Council confirm that funds required for 1977 (estimated \$67,000 annually and \$21,500 one-time) be provided in the Department's 1977 operating budget and that the Deputy Attorney-General be so informed.
- D. That the Director of Finance and the Manager of Computer Services investigate the economics of purchase vs lease of the selected equipment and report back to Council if outright purchase is a more cost effective alternative than the lease option.
- E. That a Computer Programmer II position be established subject to the classification of the Director of Personnel Services.

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Clause #3 continued:

- F. That the necessary equipment, building alterations and miscellaneous expenditures be approved at an estimated cost of \$21,500.

A copy of this report has been forwarded to the Business Manager of the Vancouver Municipal and Regional Employees' Union."

The City Manager recommends that the foregoing report of the Chief Constable be approved.

4. Consultant Services - Replacement of Stage Floor -
The Queen Elizabeth Theatre

The Manager of The Queen Elizabeth Theatre and the Assistant Director of The Construction and Maintenance Division report as follows:

"The stage floor of The Queen Elizabeth Theatre requires replacement because of its worn and splintered condition. The floor is presently of soft wood. The proposed maple hardwood flooring will provide greater longevity and lessen the maintenance problems as experienced with the present floor. The hardwood stage floor in The Orpheum Theatre, for example, laid in 1927, was still in first class condition in 1976.

With the renovation of The Orpheum Theatre as a concert hall, the principal uses of The Queen Elizabeth Theatre will be for modern dance, ballet and opera. The resilient (floating) type floor assists the dancers and results in finer performances and greater enjoyment by the audiences.

At its meeting on July 2, 1976, The Vancouver Civic Auditorium Board resolved that the Board support the Manager in his request to the Department of Permits and Licenses to have an Engineering Study commenced to provide a cost estimate for a resilient (floating) type floor."

"The City Architect reports that the example given as an acceptable resilient (floating) type floor by the Theatre Manager is at the Seattle Opera House. We have examined the drawings of that installation and find that it is not possible to duplicate the installation in The Queen Elizabeth Theatre without causing possible serious complications. We require the services of a consultant to assist us in this matter and since the Seattle Opera stage floor has been established as the acceptable prototype, it is recommended that the Seattle Architect, James R. Chiarelli, who designed the installation be retained to carry out the design work.

The scope of consultant services recommended at this time is on the following basis:

- a) Preliminary design only to analyze the problems and recommend solutions to achieve a maximum resiliency floor.
- b) Fees for this preliminary design to be charged at an hourly rate with total design costs and other expenses not to exceed an upset price of \$1,000.00.
- c) The results of this preliminary design, construction costs and further recommendations will be the subject of a future report to Council. In the event that Council at that time approves further consultant services to prepare working drawings and tenders, the \$1,000.00 design fee would be applied to the normal fee which is 10% of the construction costs.

Present estimated construction costs - \$60,000.00
Projected consultant fees would be approximately \$6,000.00."

The Comptroller of Budgets advises that, if this report is approved, the source of funding for the \$1,000 design fee in 1976, will be Contingency Reserve.

Cont'd . . .

Manager's Report, November 19, 1976 (FINANCE - 9)

Clause #4 continued:

The City Manager RECOMMENDS that the report of the Theatre Manager and the Assistant Director of the Construction and Maintenance Division be approved as to the hiring of a Consultant under the terms set out in the report of the City Architect.

INFORMATION

5. Analysis of 1976 Property Tax Roll for Single-Family Residences

The Director of Finance reports as follows:

"Herewith submitted is the regular annual report showing the taxes levied on single-family residences. The statistics on the attached exhibits are shown in stepped groups to demonstrate taxes paid by the different valued properties.

As a very large majority of single-family residences are owner-occupied and the owners are therefore eligible for the Home Owner Grant, the taxes are shown with the Home Owner Grant deducted.

In Exhibit I the data is grouped in steps of general taxable value and shows the taxes payable at each level. Exhibit II is a summarization of Exhibit I with the groupings based on taxes payable. In Exhibits III and IV, the properties are divided up into three sub-groups based on the assessed values. For each sub-group, the figures are presented for the average net taxes, the rate of increase in taxes for 1975-76 and an analysis of the ratio of land to total assessed values.

The average of total taxes for single-family homes in 1976 (general, school, hospital, regional district and assessment authority) is \$861. Netting out the Home Owner Grant, the average is reduced to \$581. This net amount represents an increase of 15.0% over the 1975 figure. The average discussed here is the arithmetic mean of the total taxes divided by the total single-family residences and should not be confused with the median (what the average taxpayer pays) which was \$759 (net \$479).

The average taxes are represented by:

General purposes	\$436
School purposes	396
Hospital, Regional District and B.C. Assessment Authority	29
	<u>\$861</u>
Less: Home Owner Grant	<u>280</u>
	<u>\$581</u>

General Purposes Taxes

The change in the general purposes tax levy between 1975 and 1976 is shown below:

	<u>1975</u>	<u>1976</u>	<u>Percent Change 1975-76</u>
General Purposes Tax Levy on all properties	\$69,626,456	\$78,629,682	12.9%
Average General Purposes Tax paid by single-family home owners	395	436	10.4%

In 1976, Council raised the general purposes mill rate from 17.28 to 19. It was anticipated that with the frozen assessment roll this 9.95% increase in the mill rate would mean that taxes would not rise by more than 10% for the average single-family home. The frozen assessment roll means that individual assessments are not changed unless there is some change in improvements. For the normal Vancouver home owner who did not make improvements to his property, general purposes property taxes would rise by the amount of the mill rate increase. However, the statistics reported here are city-wide averages of taxes paid. Over the whole city many persons improved their residential property and assessments for single-family residences did change as is shown below:

Cont'd . . .

Manager's Report, November 19, 1976 (FINANCE - 10)

Clause #5 continued:

Assessed Value of All Single-Family Residences
City of Vancouver
(\$000)

	1975	1976
Land	\$1,073,369	\$1,071,933
Improvements	808,124	823,068
Taxable Value	1,679,469	1,689,234

This increase in taxable value accounts for the average general purposes taxes having increased by more than 10%.

There was a slight shift in the burden of taxes away from the residential sector onto the commercial and industrial sector. This shift was due to new construction in the commercial/industrial sector.

School Taxes

The change in the school tax levy between 1975 and 1976 was as follows:

	1975	1976	<u>Percent Change 1975-76</u>
School Tax Levy on all properties	\$73,541,087	\$89,277,533	21.14%
School Tax paid by average single-family home owners	338	396	17.2%

It is interesting to note that the school tax levy is higher than the general purposes levy and yet the average school taxes paid by a single-family residence is a lower amount than the average general purposes taxes paid. This is because commerce and industry pay a larger share of the school tax than of the general purposes tax. This larger share for commerce and industry is due to two factors:

- 1) Machinery and equipment is assessed for school purposes and not for general purposes taxes.
- 2) In the past, Provincial restrictions on the growth of the assessment roll for school purposes have led us to the point where residential property is assessed at 40% of its market value for school purposes and commerce and industry are assessed at 50% of market value for school purposes. All properties are assessed at full market value on the general purposes tax roll.

Hospital, Regional District and B.C. Assessment Authority Taxes

The change in these levies between 1975 and 1976 was as follows:

	1975	1976	<u>Percent Change 1975-76</u>
Hospital Tax Levy on all properties	\$1,691,952	\$1,823,427	7.8%
Regional District Tax Levy on all Properties	1,686,183	2,166,209	28.5%
B.C. Assessment Authority Tax Levy on all properties	<u>2,249,526</u>	<u>2,514,647</u>	11.8%
Total for all properties	\$5,627,661	\$6,504,283	15.6%
Hospital, Regional District & B.C. Assessment Authority Tax paid by average single-family home owners	27	29	7.4%

Sub-Groups of Single-Family Residences

As is demonstrated in Exhibit III, the rate of increase in taxes is different for the various sub-groups of single-family residences. In 1976, the lower valued properties experienced a proportionately smaller rate of increase in taxation than did the higher valued ones. This lower growth rate in net taxes for the lower valued properties seems to be attributable to changes in the Home Owner Grant.

Cont'd . . .

Manager's Report, November 19, 1976 (FINANCE - 11)

Clause #5 continued:

In 1976, the School Tax Removal and Resource Grant was merged with the Home Owner Grant. In 1976, for most home owners under 65 years of age, the grant was a fixed amount of \$280 whereas in 1975 the grant ranged from \$230 - \$280. This action resulted in a 21.8% increase in the Home Owner Grant for lower valued homes whereas homes paying over \$611 in net taxes in 1975 had no increase in the Home Owner Grant in 1976. Hence the lower growth rate in net taxes shown in Exhibit III for the lower valued properties.

The 1976 assessment roll remained 'frozen' by the Provincial Government. It is the same as the 1974 assessment roll except where improvements have been created or added to. The roll was frozen in 1975 while a provincially appointed commission reviewed all aspects of assessment and taxation. This commission has now submitted its report and there may be legislative changes in 1977."

The City Manager recommends the foregoing report of the Director of Finance be received for INFORMATION.

CONSIDERATION

6. Request for Grant Equal to Property Taxes, British Columbia Cancer Foundation

The Director of Finance reports as follows:

"The British Columbia Cancer Foundation is requesting a civic grant in respect of 1976 property taxes on the Foundation's property at 601 West 10th Avenue. Their letters of request and substantiation are included as appendices "A" and "B".

The 1976 property taxes on this property, net of water rates and local improvements, is \$25,482 and this total amount has already been paid by the Foundation. An analysis of the request shows that:

'The building has a total area of 120,000 square feet of which 11,450 sq.ft. (9.5%) is used directly for cancer research and storage of the Foundation's records, 15,400 sq.ft. (13%) is temporarily rented to a commercial organization, and the remaining 93,150 sq.ft. is vacant. The Foundation states in their application that the building was purchased for the express purpose of renovating it and altering it to provide additional space for the expansion of the B.C. Cancer Institute, and for cancer research laboratories.'

The building might, when completed, qualify for tax exemption, but at present it does not because it is not wholly in use for charitable purposes.

The Foundation points out that they have paid the full taxes on this property for the taxation years 1973 through 1976 inclusive without having previously requested tax relief for this property, and that funding for this purpose must, of necessity, come from donations from the public and private sector. They advise that they will be pleased to appear before Council in support of this request."

The Director of Finance submits the foregoing request for Consideration.

The City Manager submits the report of the Director of Finance for CONSIDERATION.

DELEGATION REQUEST if Council is considering not approving the grant - B.C. Cancer Foundation.

FOR COUNCIL ACTION SEE PAGE(S) 436-437

A-8

Manager's Report, November 19, 1976 (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Matters Relating to Statutory Holidays - Christmas Day, Boxing Day and New Year's Day

The Director of Personnel Services reports as follows:

"(1.) Days Off in Lieu of Christmas Day, Boxing Day and New Year's Day

The City's various Collective Agreements specify that when Christmas Day and Boxing Day fall on a Saturday and Sunday as in 1976, and when the Federal and Provincial Governments have made no proclamation that these Holidays be observed on any other days, then Christmas Day will be observed on the Friday immediately preceding Christmas and Boxing Day will be observed on the following Monday. Since there has been no such proclamation by either Government this year and since neither Government normally makes one, therefore, Christmas and Boxing Days will be observed by City employees on Friday, December 24th and Monday, December 27th, respectively.

In the case of New Year's Day which falls on a Saturday, the City has the option of designating either the immediately preceding Friday or immediately following Monday as the day to observe the Holiday (again subject to any proclamation by the senior governments). The City has the further option of designating the Friday as the day off for some employees and Monday as the day off for the remainder. The City has never exercised this second option and there seems to be no reason why it should do so this year. Since New Year's Day is technically a 1977 Holiday, I RECOMMEND that Council designate Monday, January 3, 1977 as the day on which it should be observed.

Under the terms of the Letter of Understanding concerning the Four-day Week, employees who work the four-day week would work four days in each of the three weeks involved and would have the same days off as those working the five-day week.

(2.) Closing of Civic Offices - December 23rd, 1976

In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas or before the day on which it is observed with all employees being required to vacate such buildings and yards not later than 3:30 p.m.

I RECOMMEND that, in accordance with past procedures, the Civic Offices and Yards under the control of the Council be closed to the public at 12:00 noon on Thursday, December 23rd, 1976 and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 p.m. Arrangements for those employees who perform a service such as garbage collection, and for those employees on other than day shift, will be made departmentally.

This is an arrangement peculiar to December 23rd, and is not in the nature of a statutory holiday.

It is noted no such arrangement would prevail on Friday, December 31 and that Civic offices will remain open until 5:00 p.m. on that day.

Cont'd.....

Manager's Report, November 19, 1976 (PERSONNEL - 2)

Clause #1 Continued:

In summary I RECOMMEND that:

- A. Monday, January 3, 1977 be designated as the day on which New Year's Day is observed by the City employees involved.
- B. Civic Offices and Yards be closed to the public at 12:00 noon on Thursday, December 23rd, with all employees involved being required to vacate these premises no later than 3:30 p.m., and with arrangements for shift workers, Sanitation staff, etc., being made departmentally.
- C. The Park, Police and Library Boards be advised of Council's decisions in these matters."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 437

Manager's Report, November 19, 1976 (PROPERTIES - 1)

PROPERTY MATTERS

INFORMATION

1. Demolition - 2089 Commissioner St.

The Supervisor of Property & Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>
2089 Commissioner St. That Portion of Burrard Inlet shown as Parcel "A" (Ref. Plan #2300) and the land covered by National Harbours Board Lease V 1317 except Parcel "I" (Ref. Plan 2307) adjacent to Blocks 16, 17, 18, (D.L. 184, Plan #178.	Proposed District Works Yard Site	Johnston and McKinnon Demolitions Ltd.
	<u>City to Pay</u>	<u>Code No.</u>
	\$6,450.00	152/1703 "

Storage shed and
concrete dry kiln

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Property & Insurance for INFORMATION.

RECOMMENDATION

2. Lease of additional space in rink area in Britannia Community Services Centre

The Supervisor of Property & Insurance reports as follows:-

"Tenders for the coffee shop in Britannia Community Services Centre were opened by the City Manager on May 3, 1976, and referred to the Property & Insurance Office and the Britannia Community Services Management Board for report. The Property & Insurance Office reported as follows:-

'The basis for the tender call was agreement by the applicant to a monthly payment of \$150.00 plus 2% of gross profit over \$1,800.00, the lease period to be 36 months and submission of a menu.

The Britannia Community Services Board through their Nutritional Committee and in liaison with this office recommended "Stothart Services" as the successful applicant to lease the Coffee Shop relative to the terms of reference and the lease agreement as drafted by the City's Law Department.'

Cont'd.....

Manager's Report, November 19, 1976 (PROPERTIES - 2)

Clause #2 continued:

The Lessee now wishes to lease additional space, specifically, the concession stand in the rink area and in this regard made representation to the 'Committee' at Britannia Community Centre.

The Britannia Community Services Board through their Nutritional Committee resolved that Stothart Food Services be recommended as Lessee for the Concession Stand.

The details are as follows:-

1. Area - approximately 190 square feet;
2. Lease to run concurrently with the existing head lease;
3. Rental to be \$75.00 per month plus 2% of gross sales;
4. The new agreement to be drafted as an addendum to the original lease subject to all the conditions thereof save the monthly rental charge as noted above.

It is therefore;

Recommended that Stothart Services be allowed to lease space in the Rink area of Britannia Community Services Centre on the basis of the terms and conditions as set out by the Director of Legal Services in conjunction with the Supervisor of Property & Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Lease of part of Coroner's Court Building to the Provincial Government - 240 East Cordova St.

The Supervisor of Property & Insurance reports as follows:

"The second floor and a portion of the basement of the Coroner's Court Building at 240 East Cordova Street has been under lease to the Provincial Government since the take-over of the Provincial Court's function.

City Council on July 8, 1975, approved the granting of a one-year lease effective April 1, 1975, at a monthly rental of \$2,447.18. This lease was prepared and the rental has been paid but the documents were not executed due to a dispute respecting the responsibility of repairs to the structure. This has been resolved in that the Provincial Government will contribute to major repairs. It is noted that the lessee carries out all day to day maintenance and repairs.

The Provincial Government has now agreed to renew the lease for a further term of one year at an increased rental of \$2,693.17 per month effective August 1, 1976.

All other terms and conditions respecting this lease are similar to the previous agreement.

It is therefore recommended that a one-year lease agreement for the Coroner's Court be drawn between the City and the Provincial Government incorporating the same terms and conditions as the previous agreement all to be to the satisfaction of the Director of Legal Services.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

Manager's Report, November 19, 1976 (PROPERTIES - 3)

4. Sale of Property

The Supervisor of Property & Insurance reports as follows:

"On February 8, 1972, the City purchased the property at 7115 Boundary Road for inclusion in the Champlain Heights Subdivision. On August 15, 1972, Council considered a request from the former owners, GUNNAR VICTOR KALLBERG and ELSIE ELISE KALLBERG, to purchase their former house for removal onto a City-owned site within the vicinity, and at that meeting passed the following resolution:

- '(a) To complete the sale of the dwelling known as 7115 Boundary Road to these parties for the sum of \$3,000.00 plus 5% S.S. & M.A. tax subject to removal from site within 30 days.
- (b) To complete the sale of a 45' x 107.5' parcel at the S.E. corner of Kirkland Street and 46th Avenue to be created from the resubdivision of Lots 21 and 22, Blocks 3 & 4, NE¼ D.L. 339 to GUNNAR VICTOR KALLBERG and ELSIE ELISE KALLBERG (Joint Tenants) for the sum of \$15,000.00 in cash plus proportion of taxes from date of sale and registration fees. '

These transactions were completed. The house was moved onto Lot 22, Blocks 3 & 4, NE¼ D.L. 339 which measures 56.87' x 107.5'. This lot is within a special survey area and it is intended to reduce the size to 45' x 107.5' when the special survey is completed to create the size of lot sold to the Kallbergs. The City is unable to convey title to this lot until the special survey is completed and the City receives title to a lot 45' x 107.5' which could be conveyed to the Kallbergs, who have been living at this location for over 4 years.

The City Surveyor has completed the work required for the special survey but the Attorney-General of the Province is required to hold a public hearing before accepting the survey.

The Kallbergs recently made arrangements to purchase another property and wished to mortgage the property they purchased from the City for the sum of \$24,000.00. They believed they had arranged financing but at the last minute it fell through when the lender discovered that the Kallbergs did not have title to the property. When the City sold the property in 1972 it was anticipated that the matter of conveying clear title on the property would be cleared up within a year or two but it was not envisaged that nearly 4½ years later we are still unable to provide title.

Cont'd.....

Manager's Report, November 19, 1976 (PROPERTIES - 4)

Clause #4 Continued:

It is anticipated that the special survey will be completed in the next few months but, in an effort to assist the Kallbergs out of a difficult situation it is recommended that:

- A. The City advance Gunnar Victor Kallberg and Elsie Elise Kallberg the sum of \$24,000.00 with interest payable at 12% per annum, compounded semi-annually, until the City is in a position to convey title to the property. (The interest asked is that which they had agreed upon on the loan which collapsed.)
- B. The principal and all outstanding interest to become due and payable at such time as the City is able to provide title to the amended Lot 22, Blocks 3 & 4, NE¼ D. L. 339, or such other legal description as may be assigned to the lot by the Registrar of Titles.
- C. The Agreement to be drawn to the satisfaction of the Director of Legal Services.
- D. Funds to be obtained from Property Endowment Fund similarly to a normal agreement for sale where buyers purchase property from the City."

The City Manager RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance and the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 437

MANAGER'S REPORT

October 29, 1976

TO: Vancouver City Council

SUBJECT: Capital Budget - Area 6, False Creek

CLASSIFICATION: RECOMMENDATION

The Development Consultant reports as follows:

"SUMMARYPurpose

To present the Capital Budget for Phase 2 and to adjust the Phase 1 Capital Budget to provide for payment of Co-ordinating Developer Fees.

Co-ordinating Developer Fees-Phase 1

These amount to \$87,165. for services recognized at the start of Phase 1, and are within the budget.

Front End Expenditures - Phase 2

These will amount to \$6,489,000 net. The budget however must include an expected charge of \$170,000 to Area 10 B plus a recoverable charge of \$158,000 to Granville Island for a total of \$6,814,000. All figures are reliably estimated and documented. Source of funds are detailed in the report.

Alder Parking Garage

Additional net cost of \$325,000 to be included in the amount to be recovered through ground rents in Phase 2. Source of funds not currently available - Director of Finance and the Development Consultant to study further and report back to Council.

Planning & Engineering Comments

Planning opposed to Alder Parking Garage. Engineering urge more visitor parking closer to the residential units.

Recommendations

It is RECOMMENDED that:

- A. The payment of \$87,165. to Frank Stanzl Construction Ltd. for fees as Development Co-ordinator for Phase 1, Area 6 be approved, the funds to be provided from the False Creek Capital Fund.
- B. The ground rents and revenues for Phase 2 be set so as to recover the Capital Budget for Phase 2 as set out in this report.
- C. The source of funds for the balance of the front end expenditures, i.e. for a net of \$6,489,000 plus \$170,000 for Area 10 B plus \$158,000 for Granville Island (recoverable), will be the approved CMHC loan and the balance of approximately \$615,000 (less \$158,000 recoverable from Granville Island for a net of \$457,000), would have to be the Property Endowment Fund in 1977. The Property Endowment Fund does not have these funds available in 1976 but can be expected to have them available in 1977. This will have to be referred to the Board of the Property Endowment Fund if Council approve the recommendations in this report.
- D. The question of developing a specific plan and of financing the Alder Parking Garage be referred to the Director of Finance and the Development Consultant for further study and report back to Council.
- E. The budget of \$6,817,000 (including 10 B and Granville Island) be approved in principle subject to normal detailed Council approvals in due course. "

The City Manager RECOMMENDS that the foregoing recommendations of the Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 437

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

NOVEMBER 4, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, November 4, 1976 at approximately 3.30 p.m.

PRESENT : Alderman Kennedy, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt

ALSO PRESENT: Alderman Boyce (Item 2)
Alderman Rankin

CLERK TO THE
COMMITTEE : M.L. Cross

INFORMATION

1. Shirtsleeve Session on Recreation and Leisure

The Committee considered a City Manager's report dated October 28, 1976 forwarding a report of the Director of Planning dated October 27 for Information. (Both reports are on file in the City Clerk's office).

In his report, the Director of Planning notes that an informal meeting of members of Council, Park Board and staff on issues in recreation and leisure was held on October 7, 1976. The following topics were discussed:

- The Changing Role of Recreation and Leisure
- The Existing State of Parks and Recreation and Some Current Issues
- Parks and Recreation Standards
- The East versus West Dilemma
- Community Needs Study and Future Application
- Future Directions

In a general discussion of all the topics, the following points were raised:

- Parks have been identified in plans like the one for the Downtown but there seems to be slow progress in implementing these plans. It may be a political responsibility to get these plans off the drawing board and on the ground.
- It is important not to over-simplify the east-west dilemma. People are able to identify some important differences which are not shown in the statistics.

Cont'd.....

Clause #1 Continued:

- There is a need for a better communication structure between the Parks Board and Council. It seems to work in the N.I.P. programs but nowhere else. Perhaps we can use the N.I.P. model and carry that over to other areas of the City. Where a communication structure does exist, coordination seems to work. We seem to be able to communicate at a local level but not at an overall level. Some effort at creating joint Council, Parks and School planning committees would seem worthwhile.
- There should be priority given to local parks and an emphasis on fitness.
- We have more facilities than we know what to do with. Some are sitting vacant most of the time. We should not be acquiring additional facilities or additional parks but rather making greater use of what we have and putting greater emphasis on thinking small.
- Often facility need is interpreted wrongly. Templeton pool was located four blocks from Britannia pool for purely political reasons.
- Council needs more information from the Park Board. The Parks Board has primary responsibility but Council must make many of the final funding decisions.
- We need to worry very much about changes in recreational markets. Interest in minor league hockey, for example, is diminishing because there are no longer as many kids as there once were.
- Our agenda should include a discussion of parks systems; that is, creating some continuity among and linkages between various parks in the City.
- Not only do we need communication structures, we also all need more time to talk to one another about common problems.

It was agreed that the points raised should form the basis of another informal meeting in February, 1977.

The Committee RESOLVED

THAT the report of the City Manager dated October 28, 1976 be received and a further meeting be held in February, 1977.

RECOMMENDATION

2. Social Facilities in the Oppenheimer Area and Acquisition of Property at 616 E. Cordova St.

The Committee considered a report of the City Manager dated October 21, 1976 (copy circulated).

In the report the Director of Planning noted that on September 28, Council when considering the Oppenheimer Area Land Use and Concept Plan, requested further information with respect to the number of religious facilities and amount of auditorium and meeting room space which exists in the Oppenheimer Area. The report concluded that the concept of providing additional large auditorium space in the community for the sole purpose of holding religious services would appear to be unwarranted but smaller more flexible meeting spaces could be utilized.

Cont'd....

Clause #2 Continued:

On September 28 Council also approved in principle the basic amount allocated for community facilities for Oppenheimer - \$130,000 - but deferred a decision on whether the N.I.P. money should be used to purchase the property at 616 E. Cordova or whether a private organization should buy the property from Neighbourhood Services Association and redevelop it for community facilities, thus freeing the \$130,000 for facilities elsewhere in the community.

Mr. R. Youngberg, Associate Director Area Planning, advised that the property at 616 E. Cordova owned by Neighbourhood Services Association and leased to the Downtown Eastside Residents' Association contains a 1½ storey structure in poor physical condition and is utilized as offices, a day care centre and meeting space. The Union Gospel Mission is located on an adjoining site and they wish to expand. They understand that any development proposal would require a close working relationship with City staff and the Oppenheimer Area Planning Committee to provide some of the priority needs of the community such as specialized housing and daycare facilities.

Ms. Libby Davies, Chairman of the Oppenheimer Area Planning Committee, Mr. B. Eriksen and Ms. Jean Swanson, members, strongly urged the Council Committee to uphold the decision of the Area Planning Committee to purchase the site with the N.I.P. money as seed money with applications being submitted to the senior levels of government for additional funding to develop the site.

Mr. G. Hardy, Chairman of the Board, Union Gospel Mission, advised that the Mission currently operates a Sunday school, a Chinese church/mission in both Cantonese and Mandarin, a summer camp, and a varied programme for daily counselling. They also work with transients and seamen. They have 3 Christian workers who meet and visit rooms and homes in the area.

The Director of Social Planning advised that he had met with representatives of the Union Gospel Chapel and the Area Planning Committee. Neighbourhood Services Association can sell the property whenever and to whomever they wish. The City should be concerned about the use of the facility and the expenditure of the N.I.P. money. He advised that both the Planning and Social Planning Departments feel that the Union Gospel Chapel should purchase the site and redevelop their facilities including senior citizens' housing, a day care centre, a drop-in centre and other social facilities as agreed to by City staff and the Area Planning Committee.

Alderman Harcourt put forward the following motion which LOST:

"THAT the City acquire the site from Neighbourhood Services Association utilizing the \$130,000, allocated in the Oppenheimer Concept Plan for social/recreational needs, for the purpose of constructing senior citizen or personal care housing, with day care and social/recreational facilities for the community being provided."

(Aldermen Bird, Cowie and Kennedy wished to be recorded as opposed).

Cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
November 4, 1976

Page 4

Clause #2 Continued:

The Committee

RECOMMENDED:

- (A) THAT Neighbourhood Services Association be advised that the City does not wish to purchase the site at 616 E. Cordova St.
- (B) THAT the \$130,000 allocated in the Oppenheimer Concept Plan for social, recreational and community facilities be approved for facilities elsewhere in the community.
- (C) THAT the Union Gospel Mission be advised to proceed with the purchase of the site for expansion on the understanding that any development contain day care facilities, senior citizen housing, a drop-in centre and other social/recreational facilities deemed as priority needs for the community as set out by civic staff in consultation with the Oppenheimer Area Planning Committee.

(Alderman Harcourt wished to be recorded as opposed).

The meeting adjourned at approximately 4.30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 430 & 438

II

REPORT TO COUNCIL

FROM ALDERMAN RANKIN, CHAIRMAN, AND ALDERMAN MARZARI, VICE-CHAIRMAN

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

NOVEMBER 9, 1976

A meeting of the Standing Committee of Council on Community Services was held on Tuesday, November 9, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari

ABSENT: Alderman Boyce
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

There being no quorum present, this report is submitted by Alderman Rankin, Chairman of the Community Services Committee, and Alderman Marzari, Vice-Chairman, for Council's consideration.

RECOMMENDATION

1. Liquor Permit Application - 1277 Robson Street

The Aldermen had before them for consideration a Manager's Report dated November 2, 1976 (copy circulated) on the application of Mr. O. H. Steenerson for Pacific Palisades Management Ltd. for Development Permit Application No. 75192 to use a portion of the main floor at 1277 Robson Street as a cocktail lounge.

A representative of the Planning Department appeared before the Aldermen on this matter and explained the application has been approved by the Director of Planning subject to necessary action by the Committee, and following consideration, it was

RECOMMENDED

THAT the application of Mr. O. H. Steenerson of Pacific Palisades Management Ltd. for Development Permit Application No. 75192, to use a portion of the main floor of 1277 Robson Street as a cocktail lounge, be approved.

2. Liquor Permit Application - 2223 Main Street

The Aldermen had before them for consideration a Manager's Report dated November 2, 1976 (copy circulated) on the application of Mr. R. E. Henderson of Robgard Enterprises Ltd. for Development Permit Application No. 75219 to use a portion of the existing building at 2223 Main Street as a lounge.

The applicant and a representative of the Planning Department appeared before the Aldermen on this matter and during discussion, it was noted that there are some residential buildings located to the west of 2223 Main Street separated from the proposed lounge by a parking area and lane. However, it was noted that the westerly portion of this building is to be used for storage area.

Clause No. 2 Continued

It was noted that the Director of Planning has approved the application subject to necessary action by the Committee.

Following further discussion, it was

RECOMMENDED

THAT the application of Mr. R. E. Henderson of Robgard Enterprises Ltd. for Development Permit Application No. 75219, to use a portion of the building at 2223 Main Street as lounge, be approved.

3. Liquor Permit Application - 938 Granville Street

The Aldermen had before it for consideration a Manager's Report dated November 2, 1976 (copy circulated) on the application of Mr. T. E. Martin of Jack Francis Food Services Ltd. for Development Permit Application No. 75269 to use a portion of the main floor of the existing building at 938 Granville Street as a cocktail lounge.

A representative of the Planning Department and the applicant appeared before the Aldermen on this matter, and it was noted during discussion that the Director of Planning has approved this application subject to the necessary action by the Committee.

Following discussion, it was

RECOMMENDED

THAT the application of Mr. T. E. Martin of Jack Francis Food Services Ltd. for Development Permit Application No. 75269, to use a portion of the main floor of the building at 938 Granville Street as a cocktail lounge, be approved.

INFORMATION4. Civic Grant Request - Boys' & Girls' Clubs of Greater Vancouver

The Aldermen had before them for consideration a Manager's Report dated October 26, 1976 (copy circulated) in which the Director of Social Planning reported on the application of the Boys' & Girls' Clubs of Greater Vancouver for a grant of \$12,000, an addition to the \$12,000 approved by Council in February 1976.

The Director of Social Planning reported the Boys' & Girls' Clubs of Greater Vancouver had been operating under deficit, that as a general rule the Department of Social Planning does not recommend City Council grant funds for operating deficits for social services and therefore recommended no action be taken on this request for additional funding.

A representative of the Social Planning Department and the applicants appeared before the Aldermen on this matter and during discussion, it was noted that this organization had sought a grant of \$20,000.00 for 1976 but Council approved only \$12,000.

It was also noted during discussion that this organization is planning to build a new \$300,000 building, utilizing approximately \$250,000 in N.I.P. funds.

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Clause No. 4 Continued

The applicants advised the Aldermen they have had to use monies from the building trust fund to cover their operating expenses this year, and in response to a question from the Chairman, advised they will be approximately \$50,000.00 short of necessary funds for the new building.

Following discussion, it was

RESOLVED

THAT the Director of Social Planning meet with the Boys' & Girls' Clubs of Greater Vancouver to discuss with the organization its needs for funding and report back to the Community Services Committee on feasibility of a one time grant to the organization's capital building fund.

FURTHER THAT this report be submitted in time to be considered by City Council before the end of this year.

The meeting adjourned at approximately 1:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 438 & 439